

GREENVILLE CO. S. C.

1976 301

# MORTGAGE

THIS MORTGAGE is made this 17th day of December 1976 between the Mortgagor, Louis C. Sullivan, II and Jane P. Sullivan (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand and No/100 (\$40,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 17, 1976 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2002;

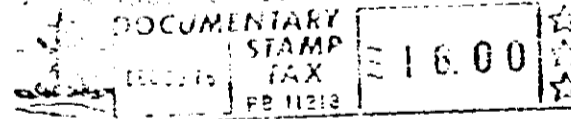
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"). Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville State of South Carolina:

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, City of Greenville, County of Greenville, on the southeastern side of Prentiss Avenue, being shown and designated as Lot No. 11, Block L, on a plat of property of O.P. Mills, dated May, 1914, recorded in the RMC Office for Greenville County, S.C., in Plat Book C at page 176, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of West Prentiss Avenue, 65 feet southwest from the intersection thereof with Elm Street at the joint front corners of Lots Nos. 11 and 12 of Block L, and running thence with the line of Lot No. 12, S. 44-33 E., 180 feet to an iron pin in the line of Lot No. 13; thence with the line of Lot 13, S. 45-27 W., 65 feet to an iron pin at the joint rear corners of Lots Nos. 10 and 11; thence with the line of Lot No. 10, N. 44-33 W., 180 feet to an iron pin on the southeastern side of Prentiss Avenue; thence with the southeastern side of Prentiss Avenue, N. 45-27 E., 65 feet to an iron pin, the point of beginning.

This being the same property conveyed to the <sup>William F. Crawford</sup> Grantor by deed of Frank P. McGowan, Jr., Master in Equity, said deed being recorded in the RMC Office for Greenville County in Deed Book 1031 at page 261 and dated February 5, 1976.

*This being the same property conveyed to the Mortgagors by Deed of William F. Crawford recorded in the RMC Office for Greenville County in Deed Book 1048 at page 802 on December 30, 1976.*



which has the address of 103 W. Prentiss Avenue Greenville South Carolina 29605 (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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