

3 37 1976

WILLIAM S. STANLEY

MORTGAGE

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THIS MORTGAGE is made this 30th day of December, 1976, between the Mortgagor, David Michael Parham and Judith H. Parham (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").

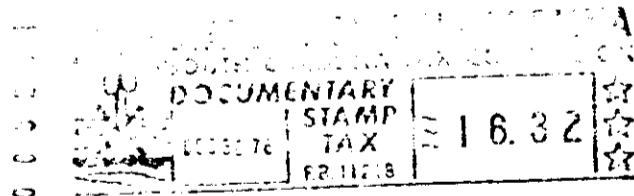
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand, Seven Hundred Fifty and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 30, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2006

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, situate, lying and being in the State of South Carolina, County of Greenville, known and designated as Lot # 78 on plat entitled "Section One, Gray Fox Run" dated November 6, 1975, prepared by C. O. Riddle, Surveyor, which plat is recorded in the R. M. C. Office for Greenville County in plat Book 5-P, at page 9, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Gray Fox Square and running thence N. 75-15 E. 130 feet to an iron pin; thence S. 14-09 E. 95 feet to an iron pin; thence S. 75-51 E. 130 feet to an iron pin at the edge of Gray Fox Square; thence running with Gray Fox Square N. 14-09 W. 95 feet to the point of beginning.

This is a portion of the property conveyed to Threatt-Maxwell Enterprises, Inc. by Clyde N. Strange by deed dated November 12, 1974 and recorded November 13, 1974, in the R. M. C. Office for Greenville County, S. C., in Deed Book 1010, at page 243. The within described property was deeded to the mortgagors herein by deed of Threatt-Maxwell Enterprises, Inc. dated December 30, 1976 and recorded December 30, 1976, in Deed Book 1048, at page 845.



which has the address of Lot 78, Gray Fox Square, Greenville, South Carolina 29607 (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 seized 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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