

MORTGAGE

DEED BOOK 537
R.M.C.

THIS MORTGAGE is made this 14th day of January, 1977, between the Mortgagor, **Jacob A. Skarupa and Barbara L. Skarupa** (herein "Borrower"), and the Mortgagee, **GREER FEDERAL SAVINGS AND LOAN ASSOCIATION**, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of **Thirty Thousand and NO/100**-----**(\$30,000.00)** Dollars, which indebtedness is evidenced by Borrower's note dated **January 14, 1977** (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, 1992**

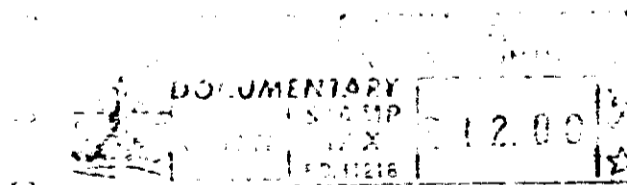
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 the buildings and improvements thereon, lying and being on the Northwesterly side of Alpine Way, in the city of Greenville, S.C., being shown as Lot No. 29 on the plat of Central Development Corporation as recorded in the RMC office for Greenville County, S.C., in Plat Book "BB", pages 22-23, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron on the Northwesterly side of Alpine Way at a point 1481.1 feet southwest of the westerly corner of the intersection of Alpine Way and Lake Road, said pin being the joint front corner of Lots 28 and 29, and running thence along the joint line of said lots N 50-41 W 175 feet to an iron pin; thence S 39-19 W 75 feet to an iron pin, joint rear corner of Lots 29 and 30; thence along the joint line of said lots S 50-41 E 175 feet to an iron pin on the northwesterly side of Alpine Way; thence along the northwesterly side of Alpine Way N 39-19 E 75 feet to the point of beginning.

This being the same property conveyed to the Mortgagor(s) herein by deed of Clyde E. Shockley, Jr. dated October 28, 1955 and recorded in the R.M.C. Office for Greenville County in Deed Book 537 at page 520.

Greer Federal Savings and Loan Association
P.O. Box 969
Greer, South Carolina 29651



which has the address of **27 Alpine Way, Greenville** (City)
South Carolina 29609 (herein "Property Address"); (State and Zip Code)

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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