

FEB 17 11 46 AM MORTGAGE

DONNIE S. TANKERSLEY  
R.M.C.

THIS MORTGAGE is made this 17th day of February 1977, between the Mortgagor, Clarence H. Hermann and Joan C. Hermann (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").

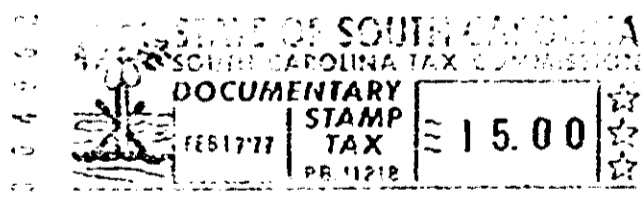
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-seven Thousand Five Hundred and No/100 (\$37,500) Dollars, which indebtedness is evidenced by Borrower's note dated February 17, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 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 the buildings and improvements thereon, lying and being at the easterly intersection of Stone Ridge Road and Stone Ridge Court, near the City of Greenville, S. C., being known and designated as Lot No. 348 on plat entitled "Addition to Sugar Creek, Section I, Map 2" as recorded in the RMC Office for Greenville County, S. C., in Plat Book 5V, page 27 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Stone Ridge Court, said pin being the joint front corner of Lots 348 and 210 and running thence with the common line of said lots S 8-58 E 208.6 feet to an iron pin, joint rear corner of Lots 348 and 210; thence S 81-02 W 135 feet to an iron pin on the northeasterly side of Stone Ridge Road; thence with the northeasterly side of Stone Ridge Road N 8-58 W 183.6 feet to an iron pin at the intersection of Stone Ridge Road and Stone Ridge Court; thence with said intersection N 36-02 E 35.35 feet to an iron pin on the southerly side of Stone Ridge Court; thence with the southerly side of Stone Ridge Court N 81-02 E 110 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of Cothran & Darby Builders, Inc., dated February 17, 1977, and recorded on February 17<sup>th</sup>, 1977, in the RMC Office for Greenville County, S. C., in Deed Book 1051, page 165.



which has the address of 601 Stone Ridge Road, Rt. 4, Greer, S.C. 29651 (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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