

FEB 24 10 25 AM '77 DONNIE S. TANKERSLEY R.M.C.

MORTGAGE

THIS MORTGAGE is made this 18th day of February 1977, between the Mortgagor, S. J. L. Craig Forthman and Donna Forthman (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 Fifteen Thousand and No/100 (\$15,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 18, 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 March 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:

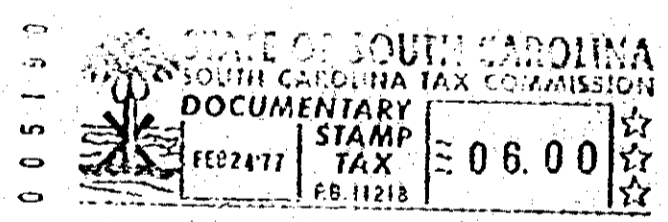
ALL that certain piece, parcel or lot of land, situate, lying and being in Greenville Township, County of Greenville, State of South Carolina, in Ward 1 of the City of Greenville and described as follows, to-wit:

9 3 OCT 24 C

BEGINNING at stake at the southeastern corner of Robinson and Randall Streets and running with Robinson Street, S. 1-41 W. 160 feet, more or less, to an iron pin; thence S. 83-13 E. 45 feet, more or less, to an iron pin; thence N. 3-45 E. 159 feet, more or less, to an iron pin on Randall Street; thence with Randall Street, N. 83-13 W. 51 feet, more or less, to the beginning corner.

This being the same property conveyed unto the Mortgagors herein by deed from Paul H. Barton and Leon M. Barton, as Trustees of even date to be recorded herewith.

3.50 M



which has the address of Randall Street Greenville South Carolina 29609 (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.

4328 RV-2J