

FILED
GREENVILLE CO. S. C.

APR 22 2 29 PM '77

MORTGAGE

Mortgagee's Address:
Carolina Federal Savings
& Loan Assn., PO Box 10148
Greenville, SC 29603

1995 APR 310

DONNIE S. TANKERSLEY
THIS MORTGAGE is made this 15th day of April 1977, between the Mortgagor, John C. Patton and Mary Margaret D. Patton (herein "Borrower"), and the Mortgagee, Federal Savings & Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is 500 East Washington Street, Greenville, S. C. 29601 (herein "Lender").

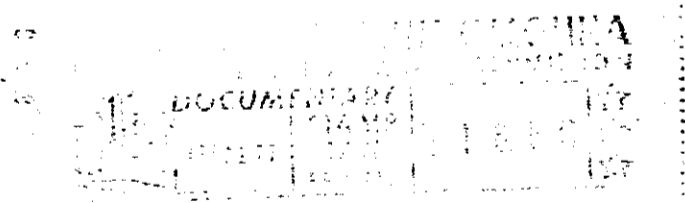
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-one Thousand Four Hundred and No/100 (\$41,400) Dollars, which indebtedness is evidenced by Borrower's note dated April 15, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2007.

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 lot of land situate on the southeastern side of Hedgewood Court being shown as Lot No. 61 on a plat of Devenger Place Subdivision, Section VI, dated September 1975, prepared by Dalton & Neves, recorded in Plat Book 5-P at page 2 in the RMC Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Hedgewood Court at the joint front corner of Lot 60 and Lot 61 and running thence with Hedgewood Court N 56-14 E 50 feet to an iron pin; thence still with said Court N 5-36 W 62.6 feet to an iron pin at the joint rear corner of Lot 61 and Lot 62; thence with Lot 62 S 77-27 E 81.2 feet to an iron pin at the joint corner of Lot 61 and Lot 62; thence S 0-51 W 170.2 feet to an iron pin; thence S 86-11 W 145.4 feet to an iron pin at the joint rear corner of Lot 60 and Lot 61; thence with Lot 60 N 17-02 E 112.4 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Devenger Road Land Company, a Partnership, to be recorded herewith.



which has the address of Route 4, Hedgewood Court, Greer, S. C. 29651 (Street) (City)
..... (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 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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