

MORTGAGE

Mortgagor's Address: S.C. Fed. S&L Assn., 1500 Hampton St., Colo., SC 292

FILED GREENVILLE CO. S.C.

APR 26 4 18 PM '77

THIS MORTGAGE is made this 25th day of April 1977, between the Mortgagor, Gordon E. Mann (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").

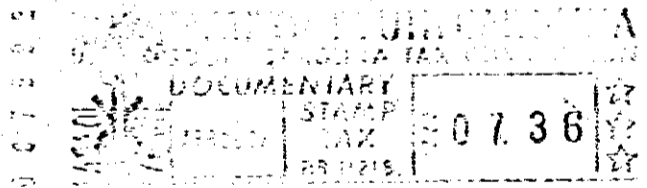
WHEREAS, Borrower is indebted to Lender in the principal sum of Eighteen Thousand, Three Hundred Seventy-five and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 25, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 1997.

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 northerly side of Monaview Avenue (formerly Floyd Street) in the County of Greenville, State of South Carolina, being shown as Lot No. 5 on a plat of the property of W. N. Lesslie, Inc., dated October 10, 1966, recorded in Plat Book NNN at page 69 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 northerly side of Monaview Circle at the joint front corner of Lot 4 and Lot 5 and running thence with Lot 4 N 30-21 E 110.1 feet to an iron pin at the joint rear corner of Lot 4 and Lot 5; thence S 62-35 E 64 feet to an iron pin; thence S 27-25 W 110 feet to an iron pin on Monaview Circle; thence with said Circle, N 62-35 W 70 feet to the point of beginning.

This is a portion of the property conveyed to the mortgagor by deed of Julius T. Brown, et al, recorded on April 29, 1976, in Deed Book 1035 at page 482 in the RMC Office for Greenville County.



which has the address of 104 Monaview Avenue Greenville, S.C. 29611 (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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