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DONNIE S. TANKERLEY
N.S.C.

MORTGAGE

THIS MORTGAGE is made this 24th day of May, 1977, between the Mortgagor, G. Taft Joseph (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").

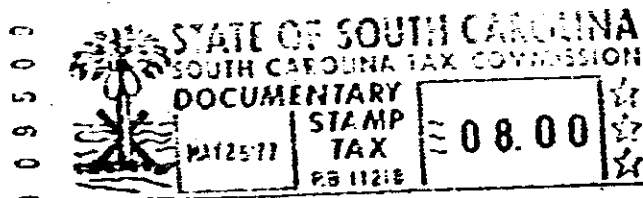
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Thousand Dollars, which indebtedness is evidenced by Borrower's note dated May 24, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 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 piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being near the Town of Taylors, in the County of Greenville, State of South Carolina, being known and designated as Lots 1, 2 and 3 on Boling Court, and having according to plat of property of Rabon B. Hall, made December, 1964, by Piedmont Engineers and Architects, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Boling Court and running thence N. 44-44 E. 180 feet to an iron pin; thence S. 45-16 E. 300 feet to an iron pin; thence S. 53-08 W. 310 feet to an iron pin; thence N. 36-52 W. 170 feet to an iron pin on Boling Court; thence along Boling Court as follows: N. 57-00 E. 37 feet, N. 74-41 E. 42 feet, N. 16-24 E. 55.9 feet, and N. 58-15 W. 90.6 feet to an iron pin, the point of beginning.

Deed from Rabon B. Hall and Lillie C. Hall to G. Taft Joseph recorded September 16, 1969 in Deed Book 876 at Page 67.



which has the address of Route 4, Boling Circle, Taylors, (Street) (City)
S. C. 29687 (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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