

W 73 11 36 AM '77

DONNIE S. TARKERLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 29TH day of JUNE 1977, between the Mortgagor, JAMES J. FORTH AND MAUREEN L. FORTH (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-SIX THOUSAND FIVE HUNDRED SEVENTY-FIVE AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated JUNE 29, 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, 2007.

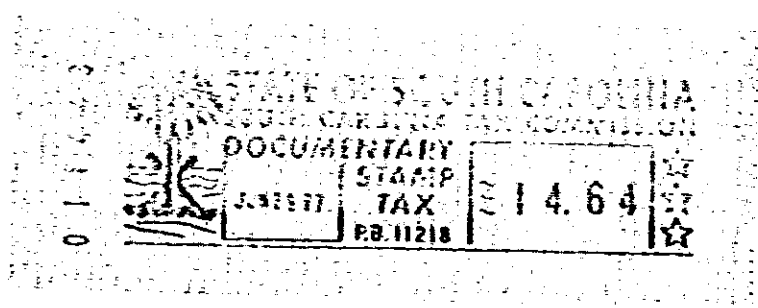
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, shown as Lot No. 455, Section V, on plat of DEL NORTE ESTATES recorded in the RMC Office for Greenville County in Plat Book 4-R at Page 17, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Bransfield Road at the corner of Lot No. 454, and running thence along the curve of said Road, S. 84-37 W. 60 feet to an iron pin; thence N. 78-30 W. 55 feet to an iron pin; thence N. 50-12 W. 15 feet to an iron pin at the corner of Lot No. 456; thence N. 32-35 E. 149.1 feet to an iron pin; thence N. 85-55 E. 35 feet to an iron pin; thence S. 4 E. 143.3 feet to the point of beginning.

THIS being the same property conveyed to the Mortgagors herein by a certain deed of Charles E. Montagna and Julia W. Montagna, dated June 29, 1977, and thereafter filed on the same date in the RMC Office for Greenville County in Deed Book 1059 at Page 505.

3762001 291
830
35001



which has the address of 101 BRANSFIELD ROAD, DEL NORTE, GREENVILLE (Street) (City) S. C. 29607 (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.

RECEIVED

4328 RV-21