

MORTGAGE

THIS MORTGAGE is made this 15th day of July, 1977, between the Mortgagor, Alphurd C. Waldrop and Kim H. Waldrop (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-Seven Thousand, Four Hundred, Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 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 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 certain 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, being shown as Lot 70 on a plat of Longforest Acres recorded in the RMC Office for Greenville County in Plat Book JJJ, Page 79, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Pueblo Drive at the joint front corner of Lots 70 and 71 and running thence with the common line of said lots, S. 34-49 E. 156.4 feet to an iron pin; thence S. 57-14 W. 103.9 feet to an iron pin; thence N. 33-19 W. 152.2 feet to an iron pin on the southerly side of Pueblo Drive, thence with the south side of Pueblo Drive, N. 55-11 E., 100 feet to the point and place of beginning.

Being the same property conveyed to Mortgagors herein by deed of Timms dated July 15, 1977, and recorded in the RMC Office for Greenville County, S. C., in Deed Book 1060, at Page 660.

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which has the address of 105 Pueblo Drive Greenville
[Street] [City]
S.C., 29611 (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.

RECORD

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