

FILED GREENVILLE CO. S. C. MORTGAGE

AUG 9 3 13 PM '77

DONALD E. S. TANKERSLEY R.H.C.

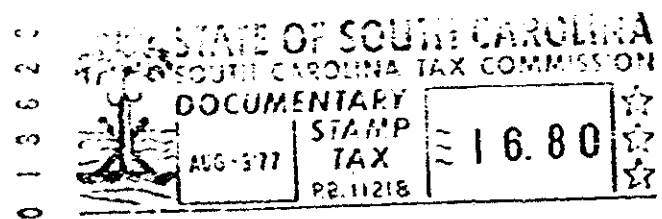
THIS MORTGAGE is made this 8th day of August 1977 between the Mortgagor, R. E. Gregory & Co., Ltd. (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association a corporation organized and existing under the laws of United States of America whose address is 1500 Hampton Street Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-two Thousand and 00/100 (\$42,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 8, 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 September 1, 2002.

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, situate, lying and being on the western side of Wexford Drive, near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 76 as shown on plat entitled Cambridge Park, dated June 1, 1972, prepared by Dalton & Neves Co., Engineers, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-R, at Page 11, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the western side of Wexford Drive at the joint front corner of Lots Nos. 75 and 76 and running thence with the line of Lot No. 75 N. 55-13 W. 125 feet to an iron pin at the joint rear corner of Lots Nos. 70, 71, 75 and 76; thence with the line of Lot No. 70 N. 69-02 E. 85.4 feet to an iron pin at the joint rear corner of Lots Nos. 69, 70, and 76; thence a new line through the northeastern portion of Lot No. 76 S. 80-59 E. 61.8 feet to an iron pin on the western side of Wexford Drive; thence with the western side of Wexford Drive the following courses and distances: S. 19-26 W. 70 feet to an iron pin, S. 29-06 W. 30 feet to the point of BEGINNING, being the same property conveyed by Deed of Dee Smith Company, Inc., dated July 1, 1977 and recorded August 9, 1977.



which has the address of Wexford Drive Greenville, S. C. (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 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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