

FILED
GREENVILLE CO. S. C.

11 9 14 1977

GENE S. TANKERSLEY
R.M.C.

BOOK 1408 PAGE 726

MORTGAGE

THIS MORTGAGE is made this 10th day of August, 1977, between the Mortgagor, Richard D. Graham and Lillian G. Graham

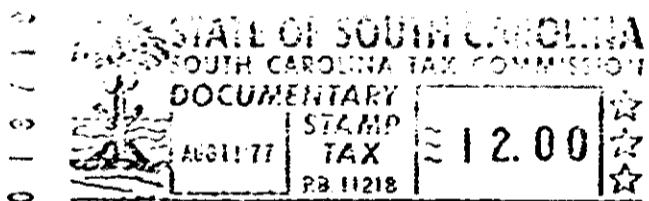
(herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of ~~Thirty Thousand and No/100 (\$30,000.00)~~ Dollars, which indebtedness is evidenced by Borrower's note dated August 10, 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 August 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: at the intersection of Hunting Hollow Road and Runnymede Road, being shown and designated as Lot No. 94 on plat of Section I, Foxcroft, recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book 4F, Pages 2,3, and 4 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Hunting Hollow Road, at corners of Lots Nos. 93 and 94 and running thence with the easterly side of Hunting Hollow Road the following courses and distances: N. 62-59 W., 50 feet to an iron pin; N. 55-49 W., 42.6 feet; and N. 52-09 W., 88.6 feet to an iron pin; thence with the intersection of Hunting Hollow Road and Runnymede Road N. 7-09 W., 35.4 feet to an iron pin on the southerly side of Runnymede Road; thence with the southerly side of Runnymede Road N. 37-51 E., 115 feet to an iron pin, joint corner of Lots Nos. 94 and 95; thence with the joint lines of said lots S. 52-09 E., 170 feet to an iron pin in line of Lot 93; thence with the joint line of Lots Nos. 93 and 94 S. 22-27 W., 132.5 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Eber L. and Alice E. Cox recorded in the R.M.C. Office for Greenville County on August 11, 1977, in Deed Book 1402, Page 308.



which has the address of 2 Runnymede Road Greenville (City) South Carolina (State and Zip Code) (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.

4328 (RV-2)