

FILED
GREENVILLE CO. S. C.

SEP 15 2 54 PM '77

DONNIE S. TANKERSLEY
R.M.C.

800-1400 955

MORTGAGE

THIS MORTGAGE is made this 15th day of September,
19 77, between the Mortgagor, David D. Armstrong

, (herein "Borrower"), and the Mortgagee, South Carolina
Federal Savings and Loan Association, a corporation organized and existing under the laws of the 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-Three Thousand Seven
Hundred Fifty and no/100ths Dollars, which indebtedness is evidenced by Borrower's note
dated September 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 October 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 repay-
ment 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 in Greenville
County, South Carolina, and in Ward One of the City of Greenville, on
the North side of West Stone Avenue, and being known and designated as
the Eastern half of Lot No. 7, of Map 4, of subdivision of the property
of Eugenia A. Stone, as shown on plat thereof recorded in the R.M.C.
Office for Greenville County in Plat Book VV, at page 542, and having
according to a survey made in March, 1948, by W. J. Riddle, Surveyor,
the following metes and bounds, to wit:

Beginning at an iron pin on the North side of West Stone Avenue in the
center of the front line of said Lot No. 7 at the corner of other
property of Thomas G. Crymes, Sr., which point is 196.5 feet East of
the intersection of Wilton Street, and running thence on a line through
the center of said Lot No. 7 N. 5-30 E. 200 feet to an iron pin in the
center of the rear line of Lot No. 7; thence S. 84-30 E. 71.5 feet,
more or less, to an old hedge row, which point is 6.1 feet East of an
iron pin, which pin is at the Northeast corner of said Lot No. 7,
of Map 4; thence along the old hedge row, S. 5-30 W. 200 feet to a point
in said old hedge row on the North side of West Stone Avenue, which point
is 6.1 feet East from an iron pin, which pin is the Southeast corner of
Lot No. 7, of Map 4, and said point being 393 feet West of the intersection
of Townes Street; thence along the North side of West Stone Avenue N.
84-30 W. 71.5 feet, more or less, to the BEGINNING corner.

This property being the same property conveyed by deed to Jeanne E.
Phillips, and recorded on January 9, 1975, in deed book volume 1012
at page 830, the grantor being H. E. Dill, Jr.

which has the address of 116 West Stone Avenue, Greenville, South Carolina
[Street] [City]
29601 (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 im-
provements 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 at-
tached to the property, all of which, including replacements and additions thereto, shall be deemed to be and re-
main 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 gen-
erally 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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