South Carolina Federal Savings & Loan Association
Post Office Box 937
Greenville, S.C. 29602

GREENVILLE CO. S.C.
SEP 23 2 21 PM '77
DONNIE S. TANKERSLEY

BOOK 1410 PAGE 705

MORTGAGE

THIS MORTGAGE is made this 23rd day of September, 1977, between the Mortgagor, JAMES A. EOUTE and SUSAN C. EOUTE (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 FOUR THOUSAND, NINE HUNDRED & NO/100 ($34,900.00)--- Dollars, which indebtedness is evidenced by Borrower's note dated September 23, 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:

ALL that piece, parcel or lot of land in the State of South Carolina, County of Greenville, being shown and designated as Lot No. 1 on plat of BEECHWOOD SUBDIVISION, prepared by R. B. Bruce, dated March 28, 1977, and recorded in Plat Book 5-P at Page 84, of the R.M.C. Office for Greenville County, and having according to said plat, such metes and bounds as shown thereon.

This is the identical property conveyed to the mortgagors herein by deed of Academy Rental Company, A General Partnership, dated September 20, 1977, to be recorded simultaneously herewith.

DOCUMENTARY STAMP TAX SEP 23 1977 P.B. 11218 13.96

which has the address of 101 Ikes Court (a/k/a Beechwood Dr.) [Street] Taylors [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 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.

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