

# MORTGAGE

THIS MORTGAGE is made this 1977 day of October, 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").

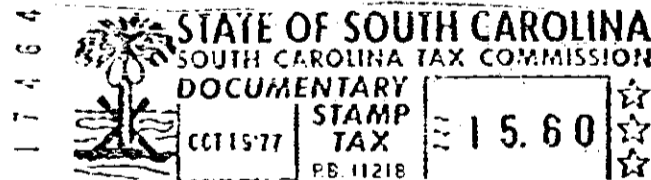
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Nine Thousand and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated \_\_\_\_\_, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 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 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, City of Greenville, in Ward One on the North side of West Stone Avenue, and being known and designated as the Eastern half of Lot No. 7, Map 4, 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 real 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 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 of Jeanne E. Phillips to David D. Armstrong, recorded on September 15, 1977, in Deed Book 1064, at page 853.

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which has the address of 116 West Stone Avenue, Greenville, South Carolina 29601 (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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