



MAIL TO FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, P.O. BOX 177 ANDERSON, S. C. 29622

MORTGAGE

BOOK 1413 PAGE 554

THIS MORTGAGE is made this 19th day of October 1977, between the Mortgagor, John Skelton, (herein "Borrower"), and the Mortgagee, FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 201 North Main Street, Anderson, South Carolina 29621 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Six Thousand Eight Hundred (\$36,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 19, 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, 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 piece, parcel or lot of land in Gantt Township, Greenville County, State of South Carolina, on the Old Easley Road, being designated as Lot 69, of Section 2 of a subdivision of the property of Carter Land and Development, Inc., known as "Tanglewood", the same as shown on a plat thereof prepared by Webb & Lose, Surveyors, June 1954, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book GG, at pages 56-57, and being more particularly described as follows: BEGINNING at an iron pin on the West side of Tanglewood Drive; thence running S 40-17 E along Tanglewood Drive 100 feet to an iron pin; thence S 40-20 W along line of Lot 68 192 feet to an iron pin; thence N 87-58 W 128 feet to an iron pin; thence N 40-20 E along line of Lot 70 271.1 feet to the BEGINNING corner.

Being the same property conveyed to Mortgagor herein by Deed of Will H. Welborn dated May 3, 1960, recorded in the R.M.C. Office for Greenville County, South Carolina in Book 649 at page 377.



which has the address of 3 Tanglewood Drive Greenville, South Carolina (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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