

FILED
GREENVILLE CO. S.C.

OCT 27 3 25 PM '77

BOOK 1413 PAGE 925

MORTGAGE

THIS MORTGAGE is made this 25 day of October, 19 77, between the Mortgagor, Mildred Simmons

(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").

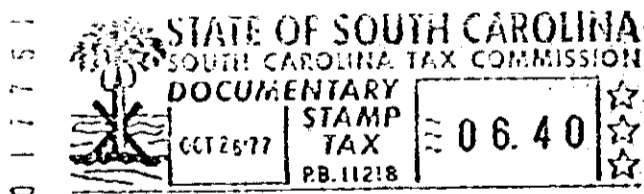
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixteen Thousand and NO/100-----(\$16,000.00)--- Dollars, which indebtedness is evidenced by Borrower's note dated October 25, 1977, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 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 piece, parcel or lot of land in Greenville County, State of South Carolina on the northwest side of Frank Street at corner of Lot conveyed by Lula M. Briggs to T. D. Calhoun and running thence along Calhoun line N. 33 W. one hundred fifty-eight and one-half feet to a stake on a fourteen-foot alley; thence along said alley S. 58½ W. sixty-seven and two-thirds feet to stake at corner of lot conveyed by Lula M. Briggs to John A. Peterson; thence along Peterson line S. 32½ E. one hundred fifty-nine and two-thirds feet to Frank Street; thence along Frank Street N. 62-3/4 E. sixty-eight feet to the beginning.

There is excluded from the above partial of land that portion of same which was conveyed by M. D. Bettis to A. T. Hardin by his Deed dated January 10, 1927, recorded in the RMC Office for Greenville County, South Carolina in Deed Book 307 at Page 356.

This being the same property conveyed to the Mortgagor by Deed of C. Marvin Bettis individually and as Executor of the Estate of Florine N. Bettis, Catherine B. Flenniken, and Louise B. Piazza of even date to be recorded herewith:



which has the address of 110 Frank Street, Greenville, South Carolina

S.C. 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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