

MORTGAGE

NOT RECORDED

IV 5 11 1977

THIS MORTGAGE is made this 8th day of November 19. 77., between the Mortgagor, Everette E. Talbert and Martha McDill Talbert (herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

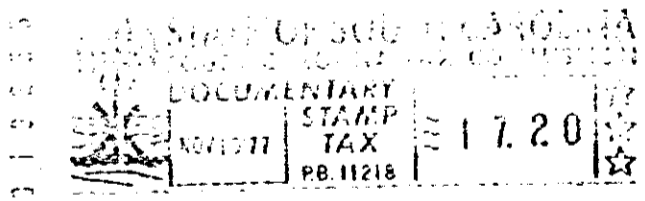
WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY-THREE THOUSAND AND NO/100 (\$43,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 8, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 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 those certain pieces, parcels or lots of land, situate, lying and being in the State and County aforesaid, in Chick Springs Township, near Brushy Creek Baptist Church, on the West side of Hudson Road, being known and designated as Lots Nos. Six (6) and Seven (7) as shown on plat of property of Alvin H. Jones prepared by H. S. Brockman, Reg. Surveyor, dated Oct. 28, 1957, which plat is recorded in the R.M.C. Office for said County in Plat Book NN at page 191. For a more particular description, reference is hereby specifically made to the aforesaid plat.

ALSO, all our right, title and interest in and to that strip of land lying between Lot No. 1 and Lot No. 6 as shown on the above mentioned plat, said strip being 20 feet in width, 192.6 feet in depth as it borders Lot No. 6 and 196 feet in depth as it borders Lot No. 1. It is understood that the Mortgagors herein do not warrant title to this strip of land.

The above described property was conveyed to Bobby Dale Compton and Peggy Lowe Compton by Alvin H. Jones by deed recorded in said Office on March 27, 1972, in Deed Book 939 at page 253, and was conveyed to the Mortgagors herein by Bobby Dale Compton and Peggy Lowe Compton by deed to be recorded forthwith in said Office.



which has the address of [Street] [City], S. C. [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 seized 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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