

LEATHERWOOD, WALKER, TODD & MANN P. O. Box 937  
Greenville, S.C. 29602  
DONNIE S. TANFERSLEY  
R.M.C.

BOOK 1415 PAGE 631

### MORTGAGE

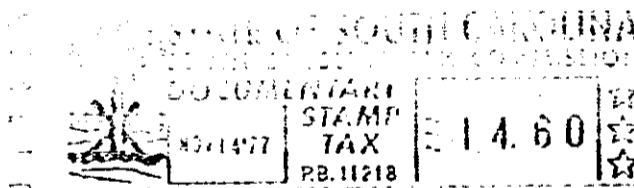
THIS MORTGAGE is made this 14 day of November,  
1977, between the Mortgagor, Louis E. Latour, Jr. and Kathleen M. Latour  
(herein "Borrower"), and the Mortgagee, South Carolina  
Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of  
America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-six Thousand Five  
Hundred and no/100 (\$36,500.00) Dollars, which indebtedness is evidenced by Borrower's note  
dated November 14, 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, 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 repay-  
ment 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, situate, lying and being in the County  
of Greenville, State of South Carolina and being on the northwestern side of Wood  
Heights Avenue, shown as Lot 11, Plat of Edwards Forest, Section II, Plat Book BBB  
at page 149 and having the following metes and bounds:

BEGINNING at an iron pin on the northwestern side of Wood Heights Avenue at the  
joint front corner of Lots 10 and 11 running thence with the line of Lot 10 N. 41-36  
W. 200 feet to an iron pin; thence S. 48-24 W. 100 feet to an iron pin at the rear  
corner of Lot 12; thence with the line of Lot 12 S. 41-36 E. 200 feet to an iron  
pin on the northwestern side of Wood Heights Avenue; thence with the northwestern  
side of Wood Heights Avenue N. 48-24 E. 100 feet to the point of beginning, and  
being the same property conveyed by deed of Bob Maxwell Builders, Inc., recorded  
April 24, 1970 in deed book 888 at page 472.



GCTO -----1 NO14 77 1282

which has the address of 112 Wood Heights Avenue Taylors  
[Street] [City]  
S.C. 29687 (herein "Property Address");  
[State and Zip Code]

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the im-  
provements 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 at-  
tached to the property, all of which, including replacements and additions thereto, shall be deemed to be and re-  
main 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 gen-  
erally 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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