

# MORTGAGE

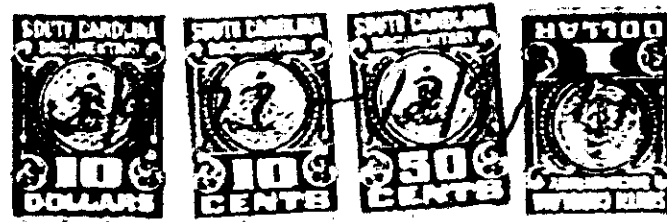
THIS MORTGAGE is made this ninth day of December 1977, between the Mortgagor, Jimmy R. Lea and Judy R. Lea (herein "Borrower"), and the Mortgagee, FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION a corporation organized and existing under the laws of the United States whose address is: 201 North Main Street Anderson, South Carolina 29622 (herein "Lender")

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Nine Thousand and 00/100 (\$29,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 9, 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 December 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 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:

being known and designated as Lot # 12 on a plat of Farmington Acres prepared by Carolina Surveying Company dated December, 1962, and recorded in Plat Book RR at pages 106 and 107 and having such metes and bounds as appear by reference to such plat. The subject lot fronts on the south-easterly side of Claxton Drive a distance of 100 feet and measures 200 feet in depth.

This is the identical property conveyed to the mortgagors by deed of Otis Lee McCarter and Peggy R. McCarter to be recorded herewith.



which has the address of 24 Claxton Drive, Greenville, S.C. (Street) (City) (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 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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