

MORTGAGE

BOOK 1419 PAGE 403

THIS MORTGAGE is made this 22nd day of December 1977, between the Mortgagor, Frank H. Page and Ruth M. Page (herein "Borrower"), and the Mortgagee, Federal Savings & Loan Association, a corporation organized and existing under the laws of South Carolina whose address is 500 E. Washington Street, Greenville, S. C. 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Six Thousand Seven Hundred Fifty and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 22, 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, 1987

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 with all buildings and improvements thereon, situate, lying and being on the southern side of Henry Street in Greenville County, South Carolina, being known and designated as Lot No. 43 on a plat entitled "Addition to Section 6 of the Subdivision for Dunean Mills" made by Pickell & Pickell, Engineers, dated April 5, 1949, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book S at Page 175, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Henry Street at the joint front corner of lots nos. 43 and 42 and running thence with the common line of said lots, S. 1-19 W. 118.5 feet to an iron pin; thence N. 81-56 W. 55.3 feet to an iron pin at the rear corner of lots nos. 44 and 43; thence along the common line of said lots, N. 1-19 E. 112 feet to an iron pin on the southern side of Henry Street; thence along the southern side of Henry Street S. 88-41 E. 55 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to Frank H. Page and Ruth M. Page by deed of Viola Owens of even date to be recorded herewith.

which has the address of 17 Henry Street 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 created 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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