

Wade Hampton Blvd.
Taylors, S. C. 29687

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GREENVILLE CO. S. C.

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BOOK 1427 PAGE 301

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 28th day of March,
19 78, between the Mortgagor, Ambrose Henry Easterby, Jr. and Amanda C. Easterby, (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-three Thousand Five Hundred and No/100 ----- Dollars, which indebtedness is evidenced by Borrower's note dated _____, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2008

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 certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the easterly side of Broughton Drive, in the City of Greenville, S. C., being the greater portion of Lot 40 and a triangular portion of Lot 39 (which last mentioned lot is designated as Park Playground), in Block H, on plat of Croftstone Acres as recorded in the RMC Office for Greenville County, S. C. in Plat Book S, pages 78 and 79, and being further shown on a plat entitled Revision of Block H, Lots 40, 41, 42 and Park, Croftstone Acres, as recorded in said RMC Office in Plat Book X, page 62, and having according to the last mentioned plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Broughton Drive, said pin being located on the front line of lot designated as Park (Lot 39), at a point 49 feet northwest of the joint front corner of Lot 40 and the Park lot, and running thence on a line through the Park lot N 79-18 E 261 feet to an iron pin in the line of Lot 40; thence with the line of Lot 40 N 69-15 E. 24 feet to an iron pin; thence S. 7-01 E. 75 feet to an iron pin, joint rear corner of Lots 40 and 41; thence with the joint line of Lots 40 and 41 S. 66-55 W. 168.6 feet to an iron pin; thence on a line through Lot 40 S. 87-10 W. 121.6 feet to an iron pin in the center of the front line of Lot 40; thence with the front line of Lot 40 N. 2-50 W. 45 feet to an iron pin, joint front corner of Lot 40 and the Park lot; thence with the front line of the Park lot N. 10-42 W. 45 feet to the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Roland W. Sasser, Jr. and Betty H. Sasser, dated March 29, 1978, which deed is of record in the Office of the RMC for Greenville County, S. C. in Deed Book 1076 at Page 127.

which has the address of 116 Broughton Dr., Greenville

S. C. (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 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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