

MAY 25 2 45 PM '78

JONNIE S. TANKERSLEY
R.H.C

MORTGAGE

THIS MORTGAGE is made this 15th day of May, 1978, between the Mortgagor, Howard L. Sparrow and Diane W. Sparrow (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY THOUSAND AND NO/100 (\$40,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 15, 1978 (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, 2007;

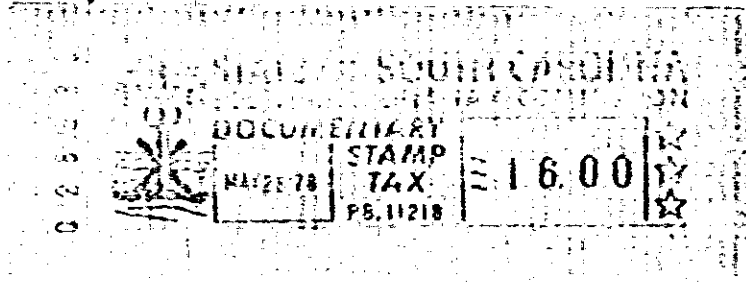
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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:

All that piece, parcel or lot of land in Greenville County, State of South Carolina, being shown and designated as Lot No. 92 on plat of Gray Fox Run made by C. O. Riddle, Registered Land Surveyor, on November 6, 1972, and recorded in the R.M.C. Office for Greenville County in Plat Book 5-P at page 9, and revised March 4, 1976, said revised plat being recorded in the R.M.C. Office for Greenville County in Plat Book 5-P at page 16, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Gray Fox Square at the joint front corner of Lots 92 and 93, and running thence along the common line of said lots, N. 28-29 W. 169.2 feet to an iron pin at the joint rear corner of said lots; thence with Cane Creek, the center of Cane Creek being the property line, N. 69-54 E. 104 feet to an iron pin at the joint rear corner of Lots 91 and 92; thence along the common line of said lots, S. 27-26 E. 154.1 feet to an iron pin on Gray Fox Square; thence along Gray Fox Square S. 62-02 W. 7 feet to an iron pin; thence continuing with Gray Fox Square S. 61-31 W. 93.1 feet to an iron pin, the point of beginning.

The property is subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

This being the same property conveyed to mortgagors by deed of Threatt Enterprises, Inc. dated May 15, 1978, to be recorded herewith.



GCTO ----- 2 MY25 78 165
GCTO ----- 2 MY25 78 166
S.S.C.I
.15C.I

which has the address of Lot 92, Gray Fox Run, Gray Fox Square, Taylors, South Carolina 29687 (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.

RECEIVED

4328 RV-2