

FILED  
GREENVILLE CO. S. C.

BOOK 1438 PAGE 278

JUL 17 12 26 PM '78

DOONIE S. TANKERSLEY  
R.M.C.

### MORTGAGE

THIS MORTGAGE is made this 17th day of July, 1978, between the Mortgagor, WILLIAM A. SOKOL AND JOEANNE H. SOKOL

, (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 FIFTY THOUSAND AND NO/100 (\$50,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 17, 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 AUGUST 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 Northwesterly side of Briar Creek Road, near the City of Greenville, S. C., and being known and designated as Lot No. 84 on plat entitled "Map No. 5, Sugar Creek" as recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book 6-H, at page 2 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwesterly side of Briar Creek Road said pin being the joint front corner of Lot Nos. 84 and 85 and running thence with the common line of said lots N 62-07-18 W 154.76 feet to an iron pin the joint rear corner of Lot Nos. 84 and 85; thence N 22-41-05 E 120.93 feet to an iron pin the joint rear corner of Lots Nos. 83 and 84; thence with the common line of said Lots S 69-46 E 151.55 feet to an iron pin on the Northwesterly side of Briar Creek Road; thence with the Northwesterly side of Briar Creek Road S 20-14 W 91.52 feet to an iron pin; thence continuing with said road S 24-03-21 W 50 feet to an iron pin the point of beginning.

Derivation: Deed Book 1083, Page 244 - Cothran & Darby Builders, Inc. 7/17/78



which has the address of 230 Briar Creek Road, Sugar Creek Greer S. C. 29651 (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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