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GREENVILLE CO. S. C.  
JUL 17 4 12 PM '78  
DONNIE S. TANKERSLEY  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 14th day of July, 1978, between the Mortgagor, Charles Robert Michael and Mary Jo Michael, (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").

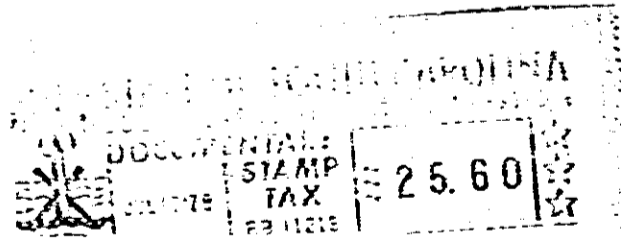
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-Four Thousand and No/100 (\$64,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 14, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 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, on the northwestern corner of Providence Square and Port Royal Drive, near the City of Greenville, South Carolina, being shown as Lot 45 on plat of Section Two of Pelham Estates, recorded in the RMC Office for Greenville County, S. C. in Plat Book PPP, at Page 119, and more fully described as follows:

BEGINNING at an iron pin on the northwestern corner of Providence Square and Port Royal Drive, and running thence with the western side of Port Royal Drive, N. 13-00 E. 90.8 feet to a point and N. 17-03 E. 59 feet to an iron pin at corner of Lot 44; thence with the line of said lot, N. 73-39 W. 178.29 feet to an iron pin at corner of Lot 34; thence with line of said lot, S. 17-56 W. 185.1 feet to an iron pin on Providence Square; thence with the northern side of said Square, S. 76-48 E. 164.7 feet to an iron pin at corner of Port Royal Drive; thence with the curve of the intersection, the chord of which is N. 58-06 E. 35.3 feet to the beginning corner.

This is the same property conveyed to the Mortgagors herein by deed of Ruth C. Siminski dated July 14, 1978, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1083, at Page 281, on July 17, 1978.



which has the address of 3 Port Royal Drive, Pelham Estates, Greenville, S. C. (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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