

GREENVILLE CO. S.C.

LEATHERWOOD, WALKER, TODD & MANN

BOOK 1442 PAGE 42

# MORTGAGE

THIS MORTGAGE is made this 23 day of August, 1978, between the Mortgagor, Cecil L. Tune and Sandra N. Tune, (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").

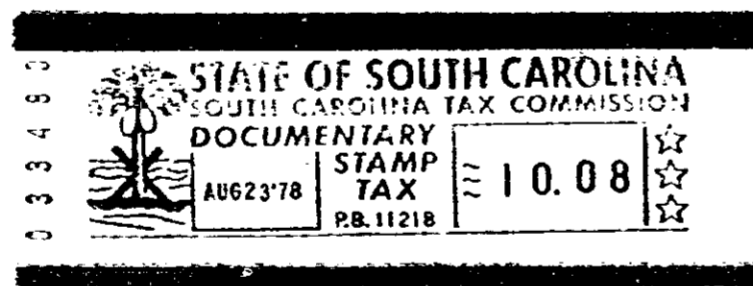
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Five Thousand One Hundred Fifty and No/100ths (\$25,150.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 23, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 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 situate, lying and being in the City and County of Greenville, State of South Carolina on the northwestern side of Bradley Boulevard being shown and designated as Lot 104 on a plat of University Park by Dalton & Neves dated November 1946 recorded in Plat Book P, Page 115, revised June 1947 and recorded in Plat Book P at Page 127 and having according to said plats the following metes and bounds, to-wit:

BEGINNING at a point on the northwestern side of Bradley Boulevard at the joint front corner of Lots 104 and 105 and running thence with the common line of said lots, N. 37-34 W. 182.5 feet; thence N. 52-26 E. 75 feet to a point at the joint rear corner of Lots 104 and 103; thence with the common line of said lots, S. 37-34 E. 182.5 feet to a point on the northwestern side of Bradley Boulevard; thence with the northwestern side of Bradley Boulevard S. 52-26 W. 75 feet to the point of beginning; and being the same property conveyed to the mortgagors herein by deed of Bob Jones University, Inc. dated August 23, 1978 and recorded herewith in the RMC Office for Greenville County, South Carolina.

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which has the address of 11 Bradley Boulevard, 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 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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