

FILED
GREENVILLE CO. S.C.
OCT 9 12 01 P.M.
1978

MORTGAGE

THIS MORTGAGE is made this 9th day of October, 1978 between the Mortgagor, Quita Fae Nickles

, (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").

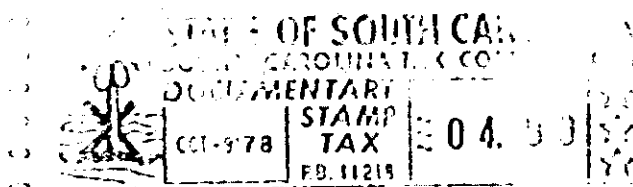
WHEREAS, Borrower is indebted to Lender in the principal sum of Twelve Thousand and No/100 (\$12,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 6, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 1990

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 aforesaid County and State in Butler Township, being known and designated as Tract No. 16 and a portion of Tract No. 17 of Property of Lucy L. Hindman, prepared by W. J. Riddle, recorded in the R.M.C. Office for Greenville County in Plat Book Y at page 19, and having, according to a later plat prepared by Dalton & Neves Co., Engineers, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Old Parkins Mill Road at the joint front corner of Lots No. 15 and 16 and running thence along the center line of said Road, N. 59-45 E. 313.3 feet to a point; thence S. 37-15 E. 627 feet to an iron pin; thence S. 32-30 W. 331.6 feet to the joint rear corner of Lots No. 15 and 16; thence along the joint line of said Lots, N. 37-15 W. 786 feet to the point of beginning.

Being a portion of the property conveyed to the Mortgagor herein by deed of George K. Nickles dated August 30, 1966, recorded in the R.M.C. Office for Greenville County in Deed Book 805 at page 189.



which has the address of 215 E. Parkins Mill Road Greenville,
[Street] [City]
S. C. 29607 (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 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.