

GREENVILLE CO. S. C.
OCT 13 3 00 PM '78
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1447 PAGE 130

MORTGAGE

THIS MORTGAGE is made this 13th day of October, 19 78, between the Mortgagors William C. Morro, Jr. & Miriam R. Morro, (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 Dollars, which indebtedness is evidenced by Borrower's note dated October 13, 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, 1998

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 those pieces, parcels or lots of land situate, lying and being on the Eastern side of West Round Hill Road near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 122 and a triangular portion of the Northern part of Lot No. 121 as shown on plat of Green Valley Estates, prepared by Piedmont Engineering Service, dated December 20, 1957, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book QQ at Pages 2 and 3, and as shown on a plat entitled "Revision of Lots 121, 122, 131 & 132, Green Valley Estates", prepared by Piedmont Engineering Service, dated December 13, 1958, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book QQ at Page 3, and having, in the aggregate, according to said plats, the following metes and bounds:

BEGINNING at an iron pin on the Eastern side of West Round Hill Road at the joint front corner of Lots Nos. 121 and 122, and running thence a new line through Lot No. 121 S. 89-35 E. 211.1 feet to an iron pin in the rear line of Lot No. 121; thence with the rear line of Lot No. 131 N. 1-52 W. 34 feet to an iron pin at the joint rear corner of Lots Nos. 121 and 122; thence continuing with the rear line of Lot No. 131 N. 1-52 W. 132 feet to an iron pin; thence with the rear line of Lot No. 130 N. 5-13 E. 80 feet to an iron pin at the joint rear corner of Lots Nos. 122 and 123; thence with the line of Lot No. 123 S. 85-59 W. 283.3 feet to an iron pin on the Eastern side of West Round Hill Road; thence with the Eastern side of West Round Hill Road S. 18-38 E. 236.7 feet to the point of beginning.

This is the same property conveyed to the Mortgagors by deed of Jola B. Butler, dated October 13, 1978 and recorded October 13, 1978 in the R.M.C. Office for Greenville County, S. C. in Deed Book 1089, at Page 914.

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which has the address of West Round Hill Road Greenville
[Street] [City]
South Carolina 29608 (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 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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