

GREENVILLE 00-50
NOV 8 1978

BOOK 1440 PAGE 017

MORTGAGE

THIS MORTGAGE is made this 8th day of NOVEMBER, 1978, between the Mortgagor, KENNETH R. RYCROFT & JEAN S. RYCROFT, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of SIXTY THREE THOUSAND NINE HUNDRED (\$63,900.00) Dollars, which indebtedness is evidenced by Borrower's note dated Nov. 8, 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 Dec. 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 in the County of Greenville, State of South Carolina, on the south side of Cunningham Circle (formerly Peachtree Street), being known and designated as Lot 6 on plat of Section 3, Cunningham Acres, which plat was made by C.O. Riddle, Surveyor, April 8, 1971 recorded in the RMC Office for Greenville County, S.C., in plat book 4-N page 73, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the south side of Cunningham Circle (formerly Peachtree Street), at the joint corner of Lots 5 and 6, and runs thence along the line of Lot 5, S. 3-10 E. 165 feet to an iron pin; thence S. 86-53 W. 110 feet to an iron pin joint rear corner of Lots 6 & 7; thence with the joint line of said lots N. 3-10 W. 164.9 feet to an iron pin on the south side of Cunningham Circle (formerly Peachtree Street); thence along Cunningham Circle N. 86-50 E. 110 feet to the beginning corner.

This is the same lot conveyed to mortgagors by Arnold L. & Sarah D. Freshour by deed of even date herewith, to be recorded.

RECORDED
STAMP
TAX 25
00 11 5

Mortgagee's address:
301 College Street PO Drawer 408
Greenville, S. C. 29602

which has the address of 36 Cunningham Circle, Taylors,
(Street) (City)
SC 29687 (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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