

MORTGAGE

GREENVILLE CO. S. C.
SEP 23 1 27 PM '80
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THIS MORTGAGE is made this 23rd day of September 1980, between the Mortgagors G. Elton Todd and W. Doris Todd (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

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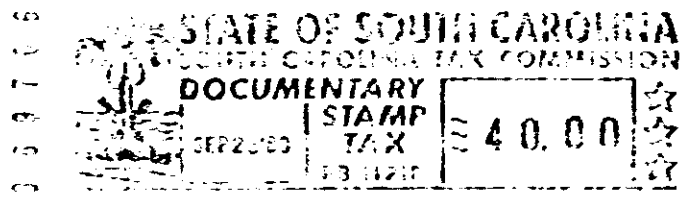
WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Thousand and no/100 (\$100,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 23, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2010

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, lying and being on the southerly side of Queen Ann Road, near the City of Greenville, South Carolina, being known and designated as Lot No. 37 on Plat of Foxcroft, Section I, as recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4F, at pages 2, 3 and 4 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Queen Ann Road, said pin being the joint front corner of Lots 36 and 37, and running thence with the common line of said Lots S. 3-49 E. 165 feet to an iron pin, the joint rear corner of Lots 36 and 37; thence S. 86-11 W. 127 feet to an iron pin, the joint rear corner of Lots 37 and 38; thence with the common line of said lots N. 3-49 W. 165 feet to an iron pin, the southerly side of Queen Ann Road; thence with the southerly side of Queen Ann Road N. 86-11 E. 127 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of James S. Glenn recorded in the R. M. C. Office for Greenville County in Deed Book 1021, and page 106, on July 11, 1975.



which has the address of 14 Queen Ann Road Greenville, South Carolina 29615 (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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