

FILED
GREENVILLE CO. S. C.

BOOK 1382 PAGE 357

NOV 5 4 36 PM '76

MORTGAGE

SCANNED & INDEXED
R.M.C.

THIS MORTGAGE is made this 5th day of November 1976, between the Mortgagor, Roger L. Pruitt and Annabel L. Pruitt (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").

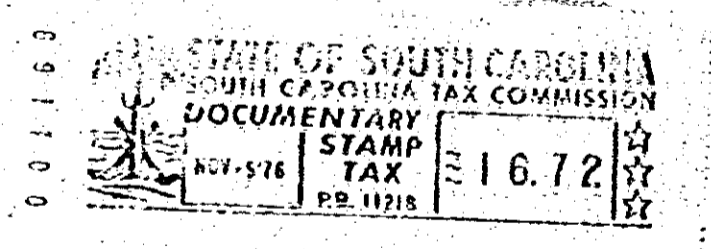
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-One Thousand Eight Hundred and No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated November 4, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2001

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 buildings and improvements thereon situate, lying and being on the north side of Cleveland Street in the City of Greenville, in Greenville County, South Carolina and having according to a survey made by R. K. Campbell, September, 1966, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Cleveland Street said pin being 94.5 feet west from the northwest corner of the intersection of Cleveland Street and Southland Avenue and runs thence N. 5-51 W. 170.3 feet to an iron pin; thence S. 63-45 W. 4.3 feet to an iron pin; thence S. 70-09 W. 107.05 feet to an iron pin; thence S. 24-29 E. 98 feet to an iron pin on the north side of Cleveland Street; thence along Cleveland Street N. 60-29 E. 89 feet to the beginning corner; being the same property conveyed to the mortgagors herein by deed of M. T. Anderson dated September 16, 1966, recorded in the RMC Office for Greenville County in Deed Book 806, Page 233.

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which has the address of 609 Cleveland Street, Greenville South Carolina 29602 (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 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.

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