

Nov 10 4 29 PM '76

DONNIE S. TANKERSLEY R.M.C.

MORTGAGE

THIS MORTGAGE is made this 8th day of November 1976, between the Mortgagor, Alexander M. Patrick (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").

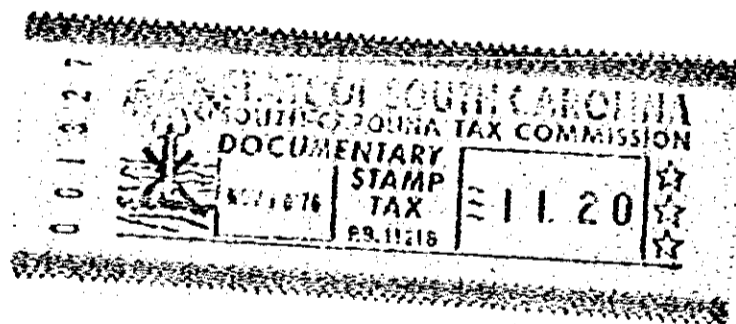
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Eight Thousand and No./100 Dollars, which indebtedness is evidenced by Borrower's note dated 8 November 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 1 December 1991;

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 near the corporate limits of the City of Greenville, at the Southeastern corner of Mills Avenue and Ladson Street, and having, according to a plat thereof, prepared by C. M. Furman, Jr., August 8, 1925, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern corner of Mills Avenue and Ladson Street, and running thence with Mills Avenue, N. 45-27 E. 65 feet to an iron pin; thence S. 44-33 E. 180 feet to an iron pin on the North side of a 16 foot alley; thence along the North side of said alley, S. 45-27 W. 65 feet to an iron pin on Ladson Street; thence along Ladson Street, N. 44-33 W. 180 feet to the point of beginning.

DERIVATION: This being the same property conveyed to the Grantor herein by deed of Augusta S. Dye recorded in the office of the R. M. C. for Greenville County in Deed Book 313 at page 225.



which has the address of 113 Mills Avenue, Greenville, SC 29605 (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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