

FILED
GREENVILLE CO. S.C.

BOOK 54 PAGE 649
BOOK 1330 PAGE 615

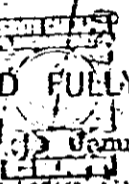
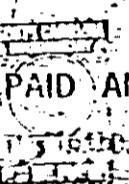
9 2 40 PM '77 MORTGAGE

THIS MORTGAGE is made this 9th day of April, 1975, between the Mortgagor, Thayer F. Grumbine

(herein "Borrower"), and the Mortgagee, Security Federal Savings & Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is East Camperdown Way, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand Eight Hundred and no/100 (\$30,800.00) Dollars, which indebtedness is evidenced by Borrower's note of iron pin in the rear line of Lot 79; thence through Lot 79 S 35-01 E 170.1 feet to an iron pin on the northwesterly side of Lake Fairfield Drive; thence along said Drive S 54-14 W 5 feet to an iron pin, joint front corner of Lots 78 and 79; thence continuing along said Drive S 49-40 W 100 feet to an iron pin, the point of beginning.

This is the same property conveyed to Borrower by deed of Dorothy L. Brown recorded in the Greenville County R.M.C. Office in Deed Book 1016, Page 520



5 31

*Called
Dennis S. Lankford
S.M.C.*

12 32

15th of January 1978
Loan Assn.
formerly Security Fed. S&L Assn.

JAN 23 1978

Wych, 21735

WITNESS *Raven M. Blackston*

WITNESS *Linda White*

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 in the event 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 easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.

SOUTH CAROLINA—FHLMC—1/72—1 to 4 family

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