

MORTGAGE

JUL 13 3 40 PM '76  
DONNIE S. TANKERSLEY  
R.M.C.

THIS MORTGAGE is made this 13th day of July 19... between the Mortgagor, S. Russell Stover, Jr. and Jackie E. Stover (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 Fourteen Thousand and No/100ths (\$14,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 13, 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 August 1, 1986;

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 Greenville County, State of South Carolina, on the southern side of Brookside Circle, near the City of Greenville, being shown as lot #121, on plat of University Park, recorded at Plat Book P, Page 127, and described as follows:

BEGINNING at an iron pin on the southern side of Brookside Circle, 302.3 feet east from Beverly Lane; at corner of lot #120, and running thence with the southern side of said Circle, N. 60-06 E. 75.7 feet to iron pin at corner of lot #122; thence with the line of said lot, S. 37-34 E. 148.5 feet to iron pin in line of lot #93; thence with the line of said lot, S. 52-26 W. 75 feet to iron pin, corner of lot #120; thence with line of said lot, N. 37-34 W. 158.2 feet to the beginning corner.

This mortgage covers the property conveyed to the mortgagors by deed of Lee Roy Goodwin, recorded in the R.M.C. Office for Greenville County on July 13, 1976.



which has the address of 114 Brookside Circle, Greenville, South Carolina 29607 (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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