

CONNIE S. TANKERSLEY
MORTGAGE

THIS MORTGAGE is made this 16th day of July 1976, between the Mortgagor, RANDALL P. TODD AND ELIZABETH A. POTTS (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").

(\$21,000.00)

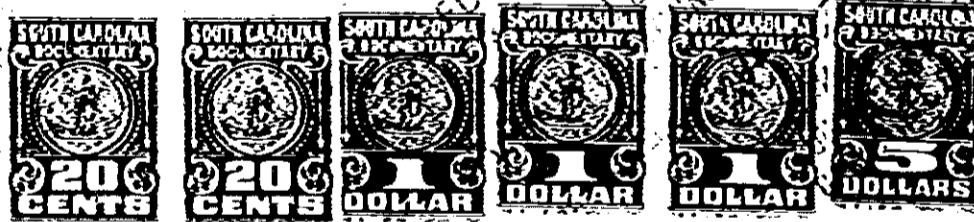
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-one Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 16, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on

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 those certain pieces, parcels or lots of land, situate, lying and being in the County of Greenville, in the City of Greenville, State of South Carolina, being shown and designated as all of Lot Six (6) and a portion of Lot Seven (7) on a plat of property of C.B. Martin, recorded in the R.M.C. Office of Greenville County, South Carolina, in Plat Book F, at pages 102 and 103 and having, according thereto, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Waccamaw Avenue at the joint front corner of Lots 6 and 7 and running thence on line through Lot 7 N. 85-37 W. 184.5 feet to an iron pin; thence running N. 12-36 E. 45 feet to an iron pin at joint corner of Lots 5 and 6; thence running N. 16-51 E. 69.9 feet to an iron pin at joint rear corner Lots 4 and 6; thence running with joint line Lots 4 and 6 S. 71-35 E. 177.6 feet to an iron pin on Waccamaw Avenue; thence along Waccamaw Avenue S. 10-12 W. 70.3 feet to the beginning corner.

DERIVATION - Deed Book 1036, page 597



which has the address of 210 Waccamaw Avenue, Greenville, South Carolina (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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