

FILED
GREENVILLE CO. S. C.

OCT 13 3 32 PM '77

CONNIE S. TANKERSLEY
R.M.C.

BOOK 1412 PAGE 808

MORTGAGE

THIS MORTGAGE is made this THIRTEENTH (13th) day of OCTOBER, 19 77, between the Mortgagor, JOHN M. STONE AND CONSTANCE L. STONE, (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

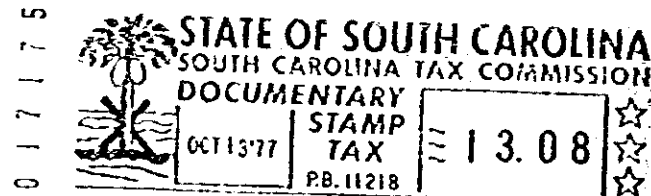
WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY-TWO THOUSAND SEVEN HUNDRED AND NO/100----- (\$32,700.00) Dollars, which indebtedness is evidenced by Borrower's note dated OCTOBER 13, 1977, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on SEPTEMBER 1, 2007

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 all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown as Lot No. 45 on plat of Brook Glenn Gardens, recorded in Plat Book JJJ at page 85 in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Kensington Road at the joint front corner of Lots 45 and 46 and running thence with Lot 46 S. 88-40 E. 148.7 feet to an iron pin at the joint rear corner of lots 45 and 46; thence S. 3-35 W. 132 feet to an iron pin; thence S. 36-21 W. 48.4 feet to an iron pin at the joint rear corner of Lots 44 and 45; thence with lot 44 N. 66-57 W. 145 feet to an iron pin on Kensington Road; thence with said Road N. 18-03 E. 36.05 feet to an iron pin; thence still with said Road N. 10-34 E. 37.05 feet to an iron pin; thence still with said Road N. 3-31 E. 47 feet to the point of BEGINNING.

This being the same property conveyed to the mortgagors herein by deed of James Albert Ley and Jerilyn W. Ley of even date to be recorded herewith.



SOUTH CAROLINA FEDERAL SAVINGS & LOAN ASSOCIATION
Post Office Box 817
Taylors, South Carolina 29687

which has the address of 305 Kensington Road, Greenville, South Carolina 29609
[Street] [City]
[State and Zip Code] (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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