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## **MORTGAGE**

THIS MORTGAGE is made this 12th day of October, 19 77, between the Mortgagor, R. E. Gregory & Co., Ltd. \_\_\_\_\_, (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").

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 piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 4 as shown on plat of Cambridge Park Subdivision, prepared by Dalton & Neves Co., dated June 1, 1972, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 4-R, at Page 11, and having, according to said plat, the following metes and bounds, to-wit:

BEGINIING at an iron pin at the southeastern corner of the intersection of Old Spartanburg Road and Wexford Drive and running thence with the western side of Wexford Drive the following courses and distances: S. 71-22 E. 35.4 feet to an iron pin; S. 26-22 E. 100 feet to an iron pin at the joint rear corner of Lots Nos. 4 and 5; thence with the line of Lot No. 5 S. 63-30 W. 98 feet to an iron pin at the joint rear corner of Lots Nos. 3, 4, 5, and 6; thence with the line of Lot No. 3 N. 26-22 W. 125 feet to an iron pin on the southern side of Old Spartanburg Road, at the joint front corner of Lots Nos. 3 and 4; thence with line of Old Spartanburg Road N. 63-38 E. 73 feet to the point of BEGINNING.

This conveyance is subject to all restrictions, set-back lines, roadways, zoning ordinances, easements, and rights-of-way, if any, affecting the above described property.

This is a portion of the property conveyed to the mortgagor herein by deed of Dee Smith Company, Inc., dated July 1, 1977, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1062, at Page 148.

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which has the address of Wexford Drive, Greenville,
[Street] (Cip)

S. C. (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.

SOUTH CAROLINA-1 to 4 Family-6/75-FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para. 24)

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