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WILLIAM B. JAMES
Attorney At Law
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PAID SATISFIED AND CANCELED
First Federal Savings and Loan Association
of Greenville, S. C.

Georgia J. Smith
Asst. Vice President
February 20 1980
Witness *Cathy R. Bogue*

State of South Carolina
COUNTY OF GREENVILLE

To All Whom These Presents May Concern: 25609
We, William F. E. Loftin and Gail J. Loftin, of Greenville County,

MORTGAGE OF REAL ESTATE
R.M.C. OFFICE
GREENVILLE, S.C.
3 46 PM '80
FILED

(hereinafter referred to as Mortgagor) SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of
Twenty Thousand and No/100----- \$ 20,000.00)
Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of One Hundred Twenty-Eight and 87/100----- \$ 128.87)
Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 25 years after date; and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given, to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for such proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, lying and being at the northern intersection of Lucerne Drive and Elmwood Drive and being more fully described as follows:

"BEGINNING at a point on Elmwood Drive approximately 135 feet from the intersection of Elmwood Drive and Lucerne Drive and running thence N. 40-03 W. 154 feet to a point; thence running S. 48-24 W. 149.7 feet to a point; thence running along Lucerne Drive, S. 41-36 E. 125 feet to a point; thence following the curve of the intersection of Lucerne Drive and Elmwood Drive, the chord of which is S. 85-50 E. 35.8 feet to a point on the northern side of Elmwood Drive; thence running along Elmwood Drive, N. 49-57 E. 120.6 feet to the point of beginning; being the same conveyed to us by Dorothy Edwards Cunningham by deed dated February 22, 1966 to be recorded herewith."

The above described lot is shown as Lot 49 on a preliminary plan of the Property of Dorothy Edwards Cunningham prepared by C. O. Riddle, R. L. S., July 1965, and recorded in the R. M. C. Office for Greenville County in Plat Book JJJ at Page 83 and will also be shown and designated as Lot 49 of Section 4 Edwards Forest according to a plat thereof prepared by C. O. Riddle, R. L. S., December 1965 to be recorded in said R. M. C. Office in Plat Book III at Page 89

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