



LEATHERWOOD, WALKER, TODD & MANN

BOOK 1278 PAGE 863

MORTGAGE

FILED GREENVILLE CO. S. C.

THIS MORTGAGE is made this 29th day of May, 1973, between the Mortgagor, Littleton Glasgow Lewis, Jr.

(herein "Borrower"), and the Mortgagee, Security Federal Savings & Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is East Camperdown Way, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Eight Thousand, Two Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note of even date herewith (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 10, 2003;

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: on the northwestern corner of East Faris Road and Pine Forest Drive in the City of Greenville, being shown on a plat of Property of L. Glasgow Lewis, Jr., dated July 13, 1972 by Piedmont Engineers and Architects, recorded in the RMC Office for Greenville County in Plat Book 4Q, Page 67 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northern side of East Faris Road at the corner of the intersection of said Road with Pine Forest Drive, and running thence S. 58-00 W. 64.2 feet along the northern side of East Faris Road to a point; thence N. 37-85 W. 172.7 feet to a point; thence N. 64-30 E. 125.0 feet to a point on the western side of Pine Forest Drive; thence S. 25-30 E. 144.0 feet along the western side of Pine Forest Drive to a point; thence along the corner of the intersection of Pine Forest Drive and East Faris Road (the chord of which is S. 28:43 W.) 29.6 feet to a point on East Faris Road, which is the point of beginning.

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 in the event 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 easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.