

GREENVILLE CO. S. C.

900-1376 PAGE 450

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MORTGAGE

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 27th day of August, 1976, between the Mortgagor, CHARLES P. REID AND LOIS M. REID (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY THOUSAND AND NO/100 (\$20,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 27, 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 February 1, 1997;

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:

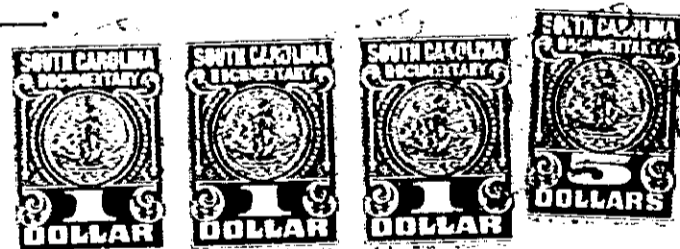
ALL that piece, parcel or lot of land in Butler Township, Greenville County, State of South Carolina, being known and designated as Lot 11 of the property of Mrs. Ethel Pittman, and which is more particularly described by the Plat thereof made by H. S. Brockman, Surveyor, dated March 4, 1952, and recorded in the RMC Office for Greenville County, as follows, to-wit:

BEGINNING at an iron pin on the western side of State Highway No. 14 at the corner of the property now or formerly owned by Davis and running thence S. 86-00 W. 361 ft to an old stone; thence S. 21-57 W. 15 ft. to an iron pin; thence S. 21-57 W. 127 ft. to an iron pin; thence S. 85-37 E. 400 ft. to an iron pin on the western side of State Highway No. 14; thence with the western side of State Highway No. 14 N. 4-23 E. 173 ft. to an iron pin on the western side of State Highway No. 14; thence continuing with the western side of State Highway No. 14, N. 4-23 E. 15 ft. to an iron pin on the western side of State Highway No. 14, the point of beginning.

ALSO:

A roadway or strip of land on the northern boundary of said lot which is approximately 15 ft. in width and running the entire length of the northern boundary of said lot.

Derivation: Deed Book 1035, Page 331.



which has the address of Route 5, Highway 14, Greer, (City) South Carolina (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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