

FEB 17 12 47 PM '77

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 16th day of February 1977, between the Mortgagor, Douglas M. Raines and Marcia C. Raines (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association a corporation organized and existing under the laws of 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 Twenty-Two Thousand Five Hundred and No/100 (\$22,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated 16 February 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 January 1, 1982;

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:

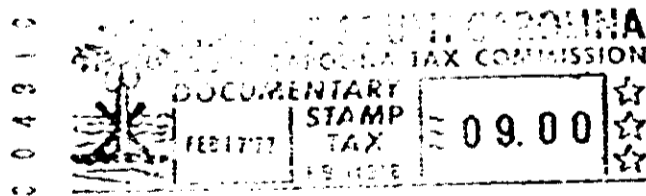
All that certain piece, parcel, or tract of land in the County of Greenville, State of South Carolina, on Altamont Road, containing 6.0 acres, more or less, and being shown on plat of Property of James W. Campbell, prepared by Jones Engineering Service, December 1, 1976, and having, according to said plat, the following metes and bounds, to wit: BEGINNING at a point in the center line of Altamont Road, said point being in the westernmost boundary of the property herein conveyed and running thence S. 10-37 W. 130 feet to an iron pin; running thence N. 80-10 E. 747.5 feet to a stump; running thence N. 17-10 W. 22.7 feet to an iron pin; running thence N. 43-30 E. 270 feet to an iron pin; running thence N. 49-48 E. 25 feet to an iron pin; running thence N. 2-19 W. 220 feet to a point in the center line of Altamont Road; thence with the center line of Altamont Road, the following courses and distances: N. 70-34 W. 79.2 feet; S. 85-31 W. 100 feet; S. 73-00 W. 100 feet; S. 53-52 W. 100 feet; S. 39-28 W. 100 feet; S. 33-47 W. 100 feet; S. 43-32 W. 100 feet; S. 67-33 W. 100 feet; S. 57-43 W. 100 feet; S. 54-51 W. 100 feet; S. 80-41 W. 100 feet; and N. 83-34 W. 9 feet to a point in the center line of Altamont Road, the point of BEGINNING.

ALSO a right of way of egress and ingress, said right of way being 25 feet in width as shown on the above referenced plat, said 25 feet being west and south of the following line, such line being the easterly and northerly boundary of the right of way herein mortgaged:

BEGINNING at a point in the center line of Altamont Road and running thence N. 12-26 E. 85.3 feet to a point; N. 32-39 W. 68 feet to a point; N. 68-30 W. 92.6 feet to a point; S. 88-08 W. 139.3 feet to a point; and, S. 49-48 W. 25 feet to a point.

The within is a portion of the property heretofore conveyed to the mortgagors by deed of James W. Campbell Co., Inc., James W. Campbell, and Barbara A. Campbell, dated 16 February 1977, to be recorded herewith.

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which has the address of 6.0 Acres, Altamont Road, Greenville County South Carolina 29609 (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.

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