

MORTGAGEE'S ADDRESS: P. O. Box 937, Greenville, S. C. 29602
GREENVILLE CO. S. C.

BOOK 1398 PAGE 811

25 2:27 PM MORTGAGE

DOCK # 5 TAKALASCO
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THIS MORTGAGE is made this 25th day of May 1977, between the Mortgagor, Wade H. Greene, Jr. (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 Forty-Six Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 25, 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 November 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:

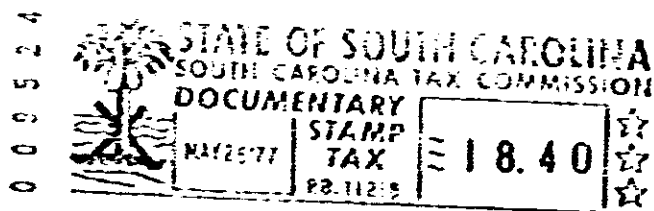
All that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, at the western corner of the intersection of U. S. Highway 29 (Wade Hampton Boulevard) and Wellington Avenue, in the City of Greenville, which is a portion of the property shown on a plat prepared by R. E. Dalton, dated August, 1946, and which is described as follows:

BEGINNING at an iron pin at the western corner of the intersection of U.S. Highway 29 and Wellington Avenue, and running thence along the edge of U.S. Highway 29, S. 52-43 W. 83.3 feet to a point; N. 37-01 W. 10 feet to a point, and S. 52-43 W. 19.5 feet to a point; thence N. 37-01 W. 200 feet to a point; thence S. 52-31 W. feet to a point; thence along the line of property now or formerly of Groff, N. 52-43 E. 183.81 feet to an iron pin on the westerly side of Wellington Avenue; thence along the western side of Wellington Avenue, S. 36-49 E. 20 feet to an iron pin; thence continuing along the westerly side of Wellington Avenue 210 feet to the point of beginning.

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This is the same property conveyed to the Mortgagor herein by deed of Howle Developers, Inc. of even date to be recorded herewith.

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which has the address of [Street] [City] (herein "Property Address"); [State and Zip Code]

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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