

MORTGAGE

THIS MORTGAGE is made this 23rd day of June 1977, between the Mortgagor, Mitchell Lee Allen and Debra K. Allen of South Carolina, Columbia, South Carolina (herein "Borrower"), and the Mortgagee, Bankers Trust of South Carolina, Columbia, South Carolina, a corporation organized and existing under the laws of South Carolina, whose address is Columbia, South Carolina (herein "Lender").

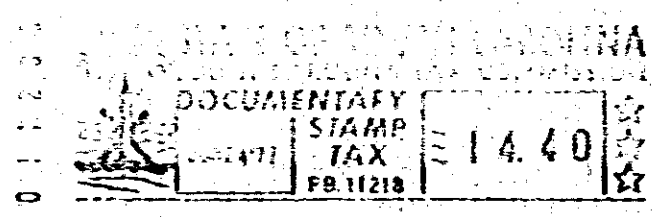
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Six Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 23, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2007;

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, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 82 and adjoining triangle on plat of subdivision known as Mountainbrooke which plat is recorded in the RMC Office for Greenville County in Plat Book 4F, at Page 47 and being more fully shown on a plat of property of Mitchell Lee Allen and Debra K. Allen prepared by Piedmont Engineers-Architects-Planners dated June 6, 1977, revised June 20, 1977 and recorded in the RMC Office for Greenville County in Plat Book (p-F), at Page 37 and having, according to the latter mentioned plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Greenville-Pelham Road, joint front corner of Lots Nos. 81 and 82, which iron pin is located 85.13 feet S. 89-51-30 W. from the intersection of Greenville-Pelham Road and Bridle Path Lane and running thence with the northern side of Greenville-Pelham Road S. 89-51-30 W. 89.47 feet to an iron pin at the corner of property of Ervin Company and running thence along the line of said property N. 1-02-40 E. 174.37 feet to an iron pin at the corner of Lot No. 80; thence with the line of Lot No. 80 S. 88-57-20 E. 90.0 feet to an iron pin at the joint rear corner of Lots No. 81 and 82; thence with the joint front line of said Lots S. 1-04-20 W. 173.04 feet to the point of beginning.

This being the same property conveyed unto the Mortgagors herein by deed from Southland Properties, Inc. of even date to be recorded herewith.



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which has the address of Rt. 2, Pelham Road Greenville S. C. 29615 (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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