

MORTGAGE

VCL 1480 PAGE 149

THIS MORTGAGE is made this 7th day of September, 1979, between the Mortgagor, Ruth Reece, Route 1, Incline Drive, Marietta, S.C.

(herein "Borrower"), and the Mortgagee, Home Savings and Loan Association of the Piedmont, a corporation organized and existing under the laws of South Carolina, whose address is 208 East First Avenue, Easley, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eleven Thousand Four Hundred and no/100 (\$11,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 7, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 1991

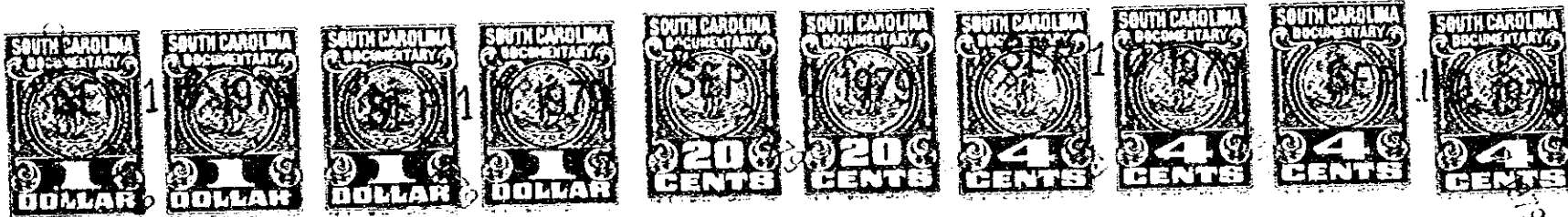
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 constructed thereon, situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 11 on plat of Midway Acres, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 41, at Page 77, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at a point on the edge of Incline Street, joint front corner of Lots Nos. 12 and 11; and running thence with said Street, North 35-40 West 125 feet to a point, joint front corner of Lots Nos. 11 and 10; thence with the common line of said lots, North 54-20 East 200 feet to a point, joint rear corner of Lots Nos. 11, 10, 1 and 2; thence with the rear line of Lot No. 2, South 35-40 East 125 feet to a point, joint rear corner of Lots Nos. 11, 2, 3, and 12; thence with the common line of Lots Nos. 12 and 11, South 54-20 West 200 feet to a point on the edge of Incline Street, the point of BEGINNING."

This property is subject to any and all easements for rights of way, utilities, drainage, sewage, zoning ordinances, restrictive covenants and restrictions as may appear of record and/or on the premises; and specifically those certain restrictions as are recorded in Deed Book 958, at Page 599 in the office of the R.M.C. for Greenville County, S.C.

This is the identical tract of land being conveyed to Mortgagor herein named by deed of this date from Charles W. and Sarah T. Burns and being recorded simultaneously herewith in the office of the R.M.C. for Greenville County, South Carolina, in Book 1111, at Page 87.



which has the address of Lot 12, Midway Acres, Incline Street, Greenville, South Carolina (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 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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