## MORTGAGE

WHEREAS, Borrower is indebted to Lender in the principal sum of <u>Thirteen Thousand Seven Hundred Fifty and no/100------Dollars</u>, which indebtedness is evidenced by Borrower's note dated <u>October 5</u>, <u>1979----</u>, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on <u>November 1</u>, 1999-----;

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 <u>Greenville</u>, State of South Carolina:

ALL that lot of land lying in the Town of Simpsonville, County of Greenville, State of South Carolina, on the western side of North Maple Street (Old Stage Road) adjoining lands of Miss Mamie Barton, M. B. Currey and Estate of W. T. Jones and according to recent plat of Charles W. Clodfelter and Patricia J. Clodfelter as prepared by Carolina Surveying Company dated October 10, 1979 and recorded in the RMC Office forGreenville County in Plat Book 7. Page 33, and having according to the recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on N. Maple Street and running thence with said Street S. 16-14 E., 50 feet to an iron pin; thence S. 80-30 W., 158.6 feet to an iron pin; thence N. 13-51 W., 49.7 feet to an iron pin; thence N. 80-28 E., 156.5 feet to an iron pin on N. Maple Street, the point of beginning.

This is the identical property conveyed to the mortgagor by deed of William Barbrey et al to be recorded on even date herewith.

STATE OF SOUTH CAROLINA POLICE OF SOUTH AND SO

311 N. Maple Street

Simpsonville

which has the address of

(Street)

(City)

South Carolina 29681 (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, crents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and fall 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.

SOUTH CAROLINA - 1 to 4 Family-6'75-FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para 24)

4328 RV-2

THE PROPERTY OF