

MORTGAGE
(Renegotiable Rate Mortgage)

GREENVILLE FILED

JAN 29 1981

THIS MORTGAGE is made this 29th day of January, 1981, between ~~Home Mortgage~~ ^{LARRY B. CARPER}

(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").

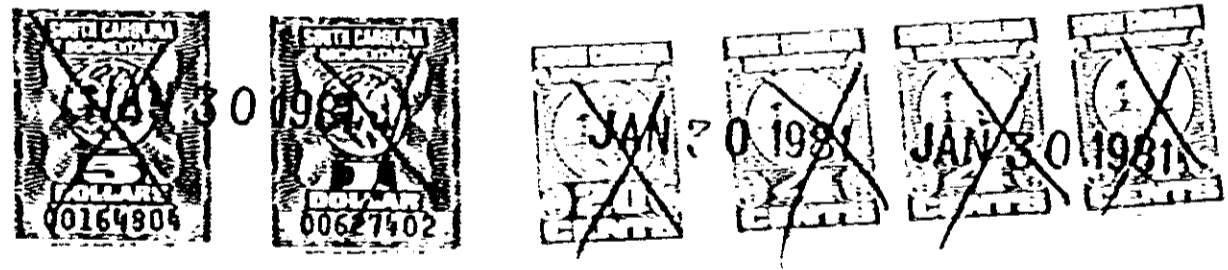
WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTEEN THOUSAND SEVEN HUNDRED FIFTY Dollars, which indebtedness is evidenced by Borrower's note date January 29, 1981 (herein "Note") which is attached hereto as Exhibit "A," the terms of which are incorporated herein by reference (including any and all renewals, extensions, renegotiations and/or modifications of the original Note), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2011;

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 piece, parcel or lot of land, situate, lying and being on the eastern side of Mary Street, near the City of Greenville, in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 69 of a subdivision known as Map Number 1, Camilla Park, plat of which is recorded in the RMC Office for Greenville County in Plat Book G, at page 225, and having according to a recent survey by Freeland & Associates, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of Mary Street, the joint front corner of Lots 69 & 70; thence with the joint line of said lots N. 68-00 E. 200 feet to an iron pin; thence turning S. 18-32 E. 67.95 feet to an iron pin joint rear corner of Lots 68 and 69; thence with the joint line of said lots S. 67-55 W. 197.3 feet to an iron pin on the northeast side of Mary Street, thence with the northeast side of said street N. 20-45 W. 68 feet to the point of beginning.

This is the same property conveyed to mortgagor by Douglas W. Lyles and Mamie L. Lyles by deed dated 12/5/80 recorded 12/9/80 in deed volume 1138, at page 671, of the RMC Office for Greenville County, South Carolina.



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which has the address of 109 Mary Street Greenville, SC 29611 (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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