

MORTGAGE

THIS MORTGAGE is made this 28th day of July, 1982, between the Mortgagor, CHARLES D. RANKIN and MARIAN O. RANKIN, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of NINETY SEVEN THOUSAND and No/100-- (\$97,000.00)----- Dollars, which indebtedness is evidenced by Borrower's note dated July 28, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 28, 1983.....;

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 in Greenville County, South Carolina, being shown and designated as Lot 71, HOLLY TREE PLANTATION-SECTION III, as shown on a plat by Piedmont Engineers, Architects and Planners, dated October 11, 1978, and recorded in the RMC Office for Greenville County in Plat Book 6-H at Page 81, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the southern edge of Sagamore Lane at the joint corner with Lot 32, and running thence with the southern edge of Sagamore Lane, as follows: S. 74-00 E. 50 feet, S. 77-24 E. 50 feet, S. 83-00 E. 50 feet, S. 87-00 E. 25 feet to a point at the southwestern intersection of Sagamore Lane with Sagamore Court; thence with the western edge of Sagamore Court, as follows: S. 50-00 E. 39.9 feet, S. 13-00 E. 25 feet, S. 21-26 E. 50 feet, S. 29-00 E. 5 feet to the joint corner with Lot 72; thence with the joint line with Lot 72, S. 80-12 W. 274.38 feet to the joint corner with Lot 33; thence with the joint line with Lots 33 and 32, N. 10-08 E. 45 feet to a point; thence N. 14-13 E. 139.5 feet to the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of James P. McNamara, dated July 2, 1982, and recorded July 6, 1982, in Greenville County Deed Book 1160 at Page 711.

which has the address of LOT 71, Sagamore Lane, Simpsonville, S. C. 29681 (Street) (City) (State and Zip Code) (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 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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