

GREENVILLE CO. S. C. MORTGAGE

THIS MORTGAGE is made this 9th day of May 1977, between the Mortgagor, William T. Davis (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association a corporation organized and existing under the laws of United States of America whose address is 1500 Hampton Street Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Five Thousand Five Hundred and No/100 (\$55,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 9, 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 June 1, 2002

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 lot of land situate on the southern side of Audubon Road in the County of Greenville, State of South Carolina, being shown as Lot 13 on a plat of Audubon Forest dated January 1955 prepared by C. O. Riddle recorded in Plat Book BB at page 197 and having the following metes and bounds:

BEGINNING at an iron pin on the southern side of Audubon Road at the joint front corner of Lots 12 and 13 and running thence with Lot 12 S. 31-28 E. 154.5 feet to an iron pin in a branch; thence with the traverse line of the branch the following courses and distances: S. 73-03 W. 143.4 feet to an iron pin, N. 37-35 W. 118 feet to an iron pin, N. 50-05 W. 100 feet to an iron pin, N. 64-15 W. 99.8 feet to an iron pin at the joint rear corner of Lots 13 and 14; thence with Lot 14, N. 4-44 E. 184.3 feet to an iron pin on Audubon Road; thence with said Road the following courses and distances: N. 86-45 E. 79.6 feet to an iron pin, N. 53-11 E. 85 feet to an iron pin, N. 35-49 E. 91.2 feet to an iron pin, S. 65 E. 26 feet to an iron pin, S. 13-48 W. 180.2 feet to an iron pin, S. 8-45 W. 48.9 feet to an iron pin, S. 3-34 W. 121 feet to an iron pin, S. 52-48 E. 27.7 feet to an iron pin, and N. 70-49 E. 96.4 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of James E. Creech, Margaret Creech, dated Sept. 17, 1968, and recorded on Sept. 24, 1968, in the Office of the RMC for Greenville County, South Carolina in Deed Book 853, at Page 15.

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which has the address of Route 9, Audubon Road Greenville S. C. (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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