

MORTGAGE

THIS MORTGAGE is made this 26th day of May, 1977, between the Mortgager, William A. Gantt, Jr.

(herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

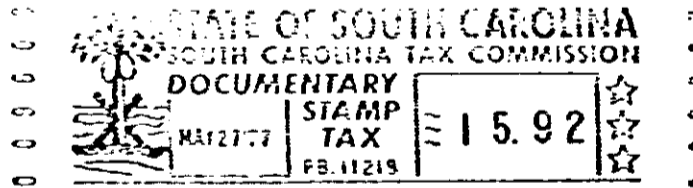
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Nine Thousand Seven Hundred Fifty and NO/100ths (\$39,750.00) Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 1997.

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 in Greenville County, State of South Carolina, in or near the Town of Mauldin, and located on the northwesterly side of Rainbow Circle, and being known and designated as Lot No. 5 of plat entitled "Property of L. Maude Rogers, dated August 12, 1958 and recorded in Plat Book 00 at Page 154 in the R.M.C. Office for Greenville County. According to said plat, this lot fronts 75 feet on the northeasterly side of Rainbow Circle with a depth of 200 feet on one side and a depth of 241.8 feet on the other side and being 100 feet and 20 feet across the rear.

This conveyance is made subject to such easements, rights-of-way and restrictions of record or as appear on the premises, and such zoning restrictions and/or utility easements or tap fees pertaining thereto.

DERIVATION: Being the same property acquired from James D. Miller on the same date of this Mortgage.



which has the address of 116 Rainbow Circle Mauldin (City) South Carolina 29662 (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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