

MORTGAGE

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THIS MORTGAGE is made this 25th day of October, 1979, between the Mortgagor, James H. Greene, Jr. and Carolyn M. Greene (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 Forty-Four Thousand and No/100 (\$44,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated 25 October 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 1 October 2009

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 the County of Greenville, State of South Carolina, on Sheffield Road, being shown and designated as Lot No. 72, on plat of Section 2, Belmont Heights, recorded in the RMC Office for Greenville County, S. C., in Plat Book "QQ", at Pages 160 and 161, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a stake on the westerly side of Sheffield Road, front corner of Lot No. 71, and running thence with line of Lot No. 71 in a northwesterly direction 394 feet; thence in a southwesterly direction 90 feet to a stake in line of Lot No. 73; thence with line of Lot No. 73 in a southeasterly direction 396 feet to Sheffield Road; thence with Sheffield Road in a northeasterly direction 110 feet to the point of BEGINNING.

The within is the identical property heretofore conveyed to the mortgagors by deed of W. O. Crowley, dated 25 October 1979, to be recorded herewith.

MORTGAGEE'S MAILING ADDRESS: P. O. Box 969, Greer, South Carolina 29651.

which has the address of Sheffield Road, Greer, (City) South Carolina 29651 (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.

SOUTH CAROLINA—Title—675—FNMA FHEVC UNIFORM INSTRUMENT

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