

MORTGAGE

THIS MORTGAGE is made this 13th day of July 1983, between the Mortgagor, Randolph L. Scott, Trustee (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").

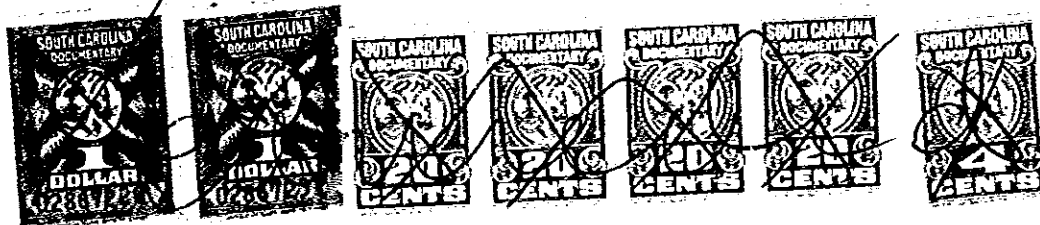
WHEREAS Borrower is indebted to Lender in the principal sum of \$ 7,061.84 which indebtedness is evidenced by Borrower's note dated July 13, 1983 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on April 1, 1993;

TO SECURE to Lender 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, 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, with all buildings and improvements, in the County of Greenville, Greenville Township, State of South Carolina, near the Easley Bridge Road, being situate about two and one/half miles from Greenville Court House and being a portion of Lots Nos. 20 and 22 of Block C. on plat of PROPERTY OF JULIA D. CHARLES, record in the RMC Office for Greenville County, S. C., in Plat Book E at page 209 and having the following metes and bounds, to-wit:

BEGINNING at a stake at the southeastern corner of Texas Avenue and Gordon Street and running thence with Gordon Street, N. 71 E. 75 feet to a stake, corner lot sold to C. P. Dilworth; thence with Dilworth line and parallel with Texas Avenue 160 feet to stake in line of Lot No. 18; thence S. 71 W., 75 feet to Texas Avenue; thence with Texas Avenue, N. 22-10 W., 160 feet to the point of Beginning.

The above property is the same conveyed to Randolph L. Scott, as Trustee, for Kenneth Gary Scott and Jean Breazeale Scott recorded April 20, 1983, in Deed Book 1186, page 707, in the RMC Office for Greenville County, South Carolina.



which has the address of 24 North Texas Avenue, Greenville
[Street] [City]
South Carolina 29611 (herein "Property Address");
[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 and rents, all of which 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 hereinafter 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, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.
2. **Funds for Taxes and Insurance.** Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

