

JUL 29 2 43 PM '83

THIS MORTGAGE is made this 29th day of July 1983, between the Mortgagor, R.M.C. Daniel W. Greene and Susan E. Smith (herein "Borrower"), and the Mortgagee, The Lomas & Nettleton Company, a corporation organized and existing under the laws of State of Connecticut, whose address is Post Office Box 225644, Dallas, Texas (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-seven Thousand Fifty and No/100 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 August 1, 2013.

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, situate, lying and being in the State of South Carolina, County of Greenville, being known as Lot #30, Phase II, Mountain Creek, on plat of property entitled "Property of Daniel W. Greene and Susan E. Smith" and being recorded in the RMC Office for Greenville County in Plat Book 9-1 at Page 93 and having, according to said recorded plat, metes and bounds as shown thereon.

BEGINNING at an iron pin on the eastern side of Twisted Oak Court 889.8 feet more or less from the intersection of Mountain Fork and Mountain Chase and running thence S 57-40 E 332.72 feet to an iron pin, thence S 22-29 W 81.20 feet to an iron pin, thence N 57-40 W 295.99 feet to an iron pin, thence with Twisted Oak Court, the chord of which is N 29-27 E 48.50 feet to an iron pin, thence continuing with Twisted Oak Court the chord of which is N 29-26 W 49.80 feet to an iron pin, thence continuing with Twisted Oak Court N 4-00 E 9.09 feet to the point of BEGINNING.

This being the same property being conveyed to the Mortgagors by deed of Davis Mechanical Contractors, Inc. as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1192 at Page 348 on July 21, 1983.

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which has the address of 1 Twisted Oak, Taylors, South Carolina 29687 (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.