

MORTGAGE

ESCROW

LOAN NUMBER 210001801

THIS MORTGAGE is made this 13TH day of AUGUST 1984, between the Mortgagor, JOSEPH B. WALLACE AND SUE H. WALLACE, (herein "Borrower"), and the Mortgagee, ROOSEVELT FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 900 ROOSEVELT PARKWAY, CHESTERFIELD, MISSOURI 63017. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of SIXTY THOUSAND AND 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated AUGUST 13, 1984 (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 13, 2014;

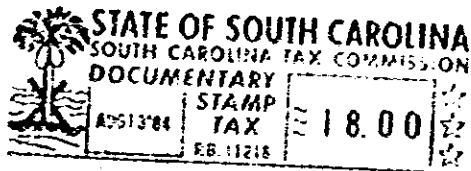
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 with all improvements thereon, situate, lying and being on the southwesterly side of South Wingfield Road, near the City of Greenville, South Carolina, and being designated as Lot No. 763 on Map Two, Section Three, Sugar Creek, as recorded in the RMC Office for Greenville County, S. C. in Plat Book 9-W at Page 63, and being further shown on a more recent plat by Freeland & Associates, dated August 7, 1984, entitled "Property of Joseph B. Wallace and Sue H. Wallace", recorded in the RMC Office for Greenville County in Plat Book 10-W at Page 10, and having, according to said plats, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of South Wingfield Road, at the joint front corner of Lots Nos. 762 and 763, and running thence along the common line of said lots, S. 54-55-28 W. 203.09 feet to an iron pin; thence turning and running N. 14-38 W. 196.74 feet to an iron pin on East Shallowstone Road; thence with the curve of East Shallowstone Road, the chord of which is N. 65-26-33 E. 118.02 feet to an iron pin at the intersection of East Shallowstone Road with South Wingfield Road; thence with said intersection, S. 77-28 E. 35.36 feet to an iron pin on the southwesterly side of South Wingfield Road; thence with said South Wingfield Road, S. 32-28 E. 105.0 feet to an iron pin; thence continuing along said South Wingfield Road, S. 33-46 E. 31.81 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Cothran & Darby Builders, Inc., dated August 13, 1984, and recorded herewith.

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which has the address of 300 WINGFIELD ROAD, GREENVILLE COUNTY, S. CAROLINA 29651 (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.

RETS

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