

FILED
GREENVILLE CO. S. C.

BOOK 1400 PAGE 708

JUN 10 4 58 PM '77
DORIS S. TANALAGLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 10th day of June 1977, between the Mortgagor, Gary H. Patterson and Linda F. Patterson (herein "Borrower"), and the Mortgagee, Bankers Trust of South Carolina, a corporation organized and existing under the laws of South Carolina, whose address is c/o Aiken-Speir, Inc., P.O. Box 391, Florence, S.C., 29501 (herein "Lender").

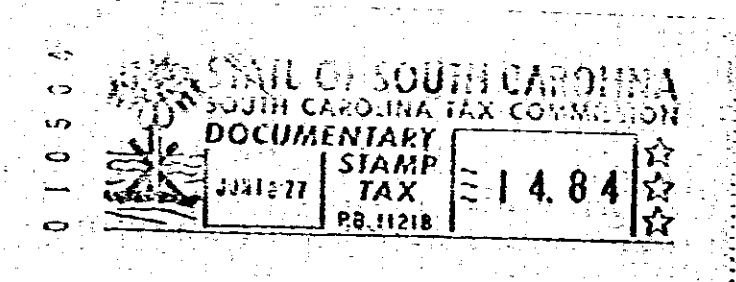
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Seven Thousand Fifty and No/100 (\$37,050.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 10, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July, 2007.

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 lot of land in the State of South Carolina, County of Greenville, being known and designated as Lot No. 81 on a plat of Mountainbrooke Subdivision by Robert E. Rembert, Surveyor, dated October 19, 1970, recorded in the R.M.C. Office for Greenville County in Plat Book 4F at Page 47. Reference to said plat being craved for a metes and bounds description. This lot is also shown on the Greenville County Tax Map as Sheet 540.8, Bbck 1, Lot 81.

This is the identical property conveyed to the mortgagors herein by deed from Southland Properties, Inc. of even date to be recorded herewith in the R.M.C. Office for Greenville County.

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which has the address of 4950 Bridle Path Lane Greenville, South Carolina, 29615 (herein "Property Address");

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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.

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