

MORTGAGE

THIS MORTGAGE is made this 1st day of December, 1977, between the Mortgagor, Community Investments Corporation (herein "Borrower"), and the Mortgagee, Home Savings and Loan Association of the Piedmont, a corporation organized and existing under the laws of South Carolina, whose address is 208 East First Avenue, Easley, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 1, 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 25 years from date.

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: being known and designated as Lot # 5, on plat of property known as Grahl Court as shown on survey thereof made by C. C. Jones, Engineer, July 1962, and recorded in the RMC Office for Greenville County in Plat Book XX, Page 73, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on Grahl Court, joint front corner of Lots 4 and 5 and running thence along the western side of Grahl Court N. 15-05 W., 37 feet to an iron pin; thence continuing along the western side of Grahl Court following the curvature thereof, the chord being N. 33-13 W., 47.4 feet to an iron pin at the corner of Lot 6; thence along the line of that lot, S. 75-20 W., 160 feet; thence S. 15-05 E., 85 feet to an iron pin at the rear corner of Lot 4; thence along the line of that lot N. 74-55 E., 175 feet to the beginning corner.

This is the identical property conveyed to the mortgagor by deed of Evelyn B. Rowland to be recorded of even date herewith.



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which has the address of 9 Grahl Court Greenville, South Carolina 29611 (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.

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