

MORTGAGE

THIS MORTGAGE is made this 9th day of June 19 78, between the Mortgagors Samuel R. Reynolds, Jr. and Lisa-Bruce Reynolds (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest a corporation organized and existing under the laws of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

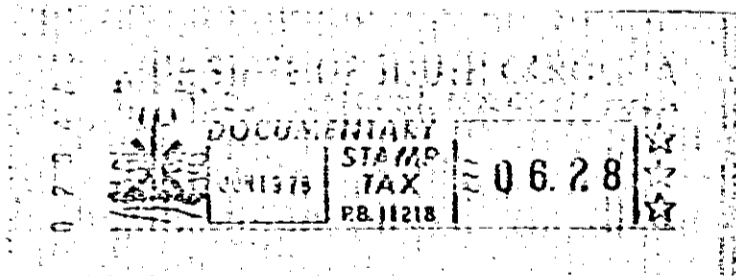
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifteen Thousand Seven Hundred and No/100 (\$15,700.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 9, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2008

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 lot of land in Greenville County, State of South Carolina, on the Eastern side of Rowley Street, in the City of Greenville, and being known as Lot No. 3 on plat of City Park property made by W. D. Neves for D. B. Traxler in April, 1912, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the East side of Rowley Street 272 feet from Park Avenue, and running thence S 76-30 E 176.6 feet to an iron pin, joint corner of Lots 2 and 3; thence N 80-30 E 52 feet to an iron pin, joint corner of Lots Nos. 3 and 4; thence along line of Lot No. 4 N 76-30 W 186.4 feet to an iron pin in Rowley Street; thence with Rowley Street S 20-10 W 50 feet to the beginning corner.

THIS being the same property conveyed to the Mortgagors herein by deed of Bankers Trust of South Carolina as Executor of the Estate of Dorothea W. Hill, of even date, to be recorded herewith.



which has the address of Lot 3, 12 Rowley Street Greenville (Street) (City) South Carolina 29601 (State and Zip Code) (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.

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