

P. O. Box 10148
Greenville, S. C. 29603
GREENVILLE CO. S. C.

MORTGAGE

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THIS MORTGAGE is made this 3rd day of May 1979, between EDWARD H. HEMBREE BUILDERS, INC. (herein "Borrower"), and the Mortgagee, FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina, whose address is P. O. Box 10148 Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of SIXTY THOUSAND EIGHT HUNDRED (\$60,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 3, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2005

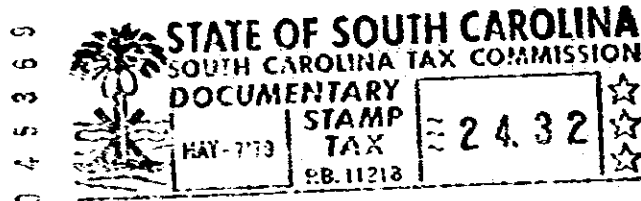
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 Greenville County, South Carolina, being shown and designated as Lot 25 on a Plat of Section II, OAKFERN, recorded in the RMC Office for Greenville County in Plat Book 6-H, at Page 53, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the southern side of Oakfern Drive, joint front corner of Lots 25 and 26, and running thence with the common line of said Lots, S 25-55-09 E, 163.7 feet to an iron pin; thence with the rear line of Lot 25, S 64-21 W, 119.74 feet to an iron pin, joint rear corner of Lots 24 and 25; thence with the common line of said Lots, N 27-48 W, 160.6 feet to an iron pin on the southern side of Oakfern Drive; thence with said Drive, N 62-12 E, 35.04 feet to an iron pin; thence continuing with said Drive, N 63-08-25 E, 90 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Edward H. Hembree Builders, Inc., dated May 3, 1979, to be recorded simultaneously herewith.

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which has the address of Lot 25, Section II, Oakfern (City)
..... (herein "Property Address");
(State and Zip Code)

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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