

FILED
S. C.
APR 3 PM '80

MORTGAGE

THIS MORTGAGE is made this 3rd day of April 1980 between the Mortgagor, R. L. Rucker Builder, Inc. (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

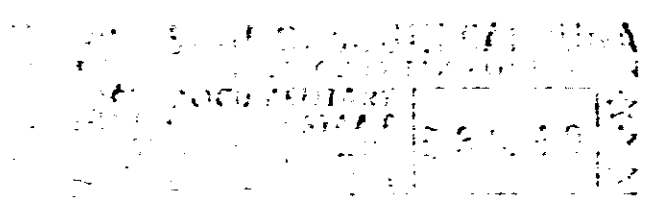
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy Six Thousand and No/100ths (\$76,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 3, 1980 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2010;

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 the buildings and improvements thereon, lying and being on the northwesterly side of Lancelot Drive, in the County of Greenville, State of South Carolina, being known and designated as a major portion of Lot No. 62 on plat of Camelot Subdivision (now known as Holly Tree Subdivision), as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book WW, Pages 46 and 47 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Lancelot Drive, said pin being the joint front corner of Lots 62 and 63 and running thence with the common line of said lots N. 44-08 W. 177 feet to an iron pin, the joint rear corner of Lots 62 and 63; thence N. 43-24 E. 130 feet to an iron pin, the joint rear corner of Lots 61 and 62; thence on a new line through Lot 62 S. 40-12 E. 169.97 feet to an iron pin on the northwesterly side of Lancelot Drive; thence with the northwesterly side of Lancelot Drive 119 feet to an iron pin, the point of beginning.

This is the same property conveyed to R. L. Rucker Builder, Inc. by deed of Jeffrey C. Pennington and Imogene H. Pennington dated April 3, 1980 and recorded herewith in the RMC Office for Greenville County, South Carolina.



which has the address of Lot 62, Lancelot Drive, Holly Tree Subdivision, Simpsonville, South Carolina (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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