11: 130 EY

MORTGAGE

366.1508 253330

(Renogotiable Rate Mortgage)

ALL that certain piece, parcel or lot of land, located, lying and being in the County of Greenville, State of South Carolina, lying on the Southeastern side of the right-of-way of Mayfair Drive, being known and designated as Lot No. 19 and a portion of Lot No. 18, shown on plat entitled "Mayfair Estates", dated May 15, 1948, recorded in the Greenville County RMC Office in Plat Book S at Page 73, and having, according to a more recent survey thereof entitled "Property of William A. Oncken", dated July 21, 1980, prepared by Freeland & Associates, the following metes and bounds, to-wit:

BEGINNING at an old iron pin at the joint front corner of Lot No. 19 and Lot No. 20, on the Southeastern side of the right-of-way of Mayfair Drive, and running thence along said right-of-way S. 29-12 W., 75.0 feet to an old iron pin (said iron pin being 514 feet, more or less, to Tiffany Drive); thence running S. 60-48 E., 150.0 feet to an old iron pin; thence running N. 29-12 E., 75.0 feet to an old iron pin at the joint rear corner of Lot No. 19 and Lot No. 20; thence running along the joint line of said lots N. 60-48 W., 150.0 feet to an old iron pin at the joint front corner of Lot No. 19 and Lot No. 20, on the Southeastern side of the right-of-way of Mayfair Drive, the point and place of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Linda Eaker Randolph recorded in the Greenville County RMC Office in Deed Book 1129 at Page 620 on the 22nd day of July, 1980.

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

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