

MORTGAGE

THIS MORTGAGE is made this 14th day of November 1983, between the Mortgagor, GLADYS SCARBORO (herein "Borrower"), and the Mortgagee, FLEET FINANCE, INC., Formerly Southern Discount Co., a corporation organized and existing under the laws of SOUTH CAROLINA whose address is MAULDIN SQUARE, MAULDIN, S.C. 29662 (herein "Lender").

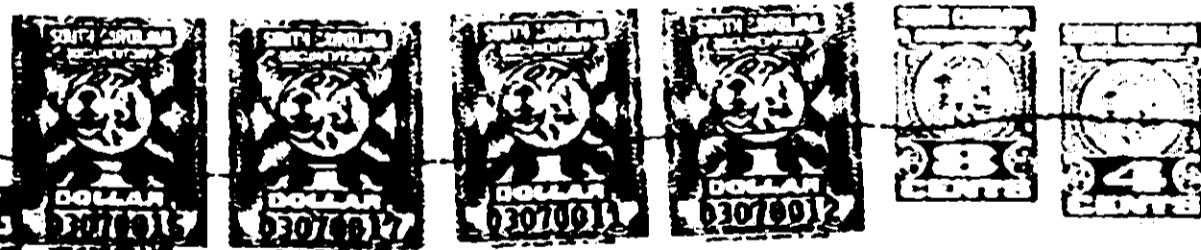
WHEREAS, Borrower is indebted to Lender in the principal sum of TEN THOUSAND TWO HUNDRED FIFTY-THREE & 91/100 (\$10,253.91) Dollars, which indebtedness is evidenced by Borrower's note dated November 14, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on NOVEMBER 18, 1993.

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 piece, parcel or lot of land situate in the County of Greenville, State of S.C., in the City of Greenville, being known as LOT NO. 20, Block J, according to plat of Fair Heights by R. E. Dalton dated October 1924 and recorded in the RMC Office for Greenville County in Plat Book F at Page 257, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Cumberland Ave., at the joint front corner of lots 19 and 20 which iron pin is situate 50 feet northeast of the intersection of Cumberland Ave. and Decatur Street and running thence along the line of lot no. 19, N. 58-40 W., 140 feet to an iron pin, rear corner of lots nos 19 and 17; thence with the line of lot no. 17, N. 31-20 E., 50 feet to an iron pin, rear corner of lots 17 and 21; thence along the line of lot no. 21, S. 58-40 E. 140 feet to an iron pin on the northwestern side of Cumberland Ave.; thence with said avenue, S. 31-20 W., 50 feet to the POINT OF BEGINNING.

This being the same property conveyed to the mortgagor herein by her intestate husband as shown by the records of the Probate Court for Greenville County in Apartment 1453, File 15; and by deed of Ada F. Bishop, William A. Scarboro and Anita S. Holliday as recorded in the RMC Office for Greenville County in Deed Book 1083, at Page 625 on January 21, 1978.



3 NO22 83

which has the address of 30 Cumberland Ave., Greenville, S.C. 29607 (herein "Property Address").

001

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".

4.0003

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.

1636 260

1636 260