

JAN 20 12 19 PM '84 MORTGAGE

DONOR

THIS MORTGAGE is made this 19th day of January 19. 84, between the Mortgagor, William Craig Marchant, and Elizabeth W. Marchant (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy-eight Thousand and 00/100 (\$78,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 19, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2014;

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:

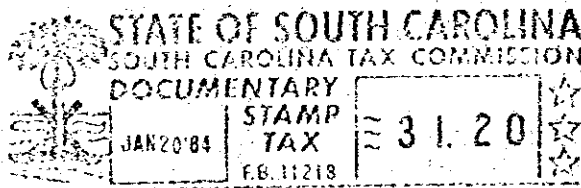
ALL that certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina and being shown as Lot #5, Section 4 on plat of "Property of Elizabeth L. Marchant" said plat being recorded in the RMC office of Greenville County in Plat Book 7-X at Page 60 and having, according to a more recent plat entitled "Property of William Craig Marchant and Elizabeth W. Marchant" by Freeland and Associates dated January 19, 1984, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Craigwood Court at the joint front corner of Lots 5 and 2 and running thence with the line of Lot 2 S. 39-19 E. 164.8 feet to an iron pin; thence with line of property now or formerly of Elizabeth L. Marchant S. 66-50 W. 218.2 feet to an iron pin; thence continuing with line of property now or formerly of Elizabeth L. Marchant S. 51-44 W. 77.5 feet to an iron pin the joint rear corner of Lots 4 and 5; thence with the line of Lot 4 N. 31-30 W. 200 feet to an iron pin on the southern side of Craigwood Court; thence with the southern side of Craigwood Court the following courses and distances: N. 59-43 E. 50 feet; N. 66-21 E. 50 feet; N. 72-59 E. 50 feet; N. 76-18 E. 104.9 feet; N. 75-26 E. 23.7 feet to an iron pin, the point of BEGINNING.

Being the same property conveyed to the Mortgagors herein by deed of Marchant Industries, Inc., said deed being dated August 17, 1983, and recorded in the RMC office of Greenville County in Deed Book 1194 at Page 626.

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Lot 5, Craigwood Court, Greenville which has the address of [Street] [City] South Carolina (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.

