

MORTGAGE

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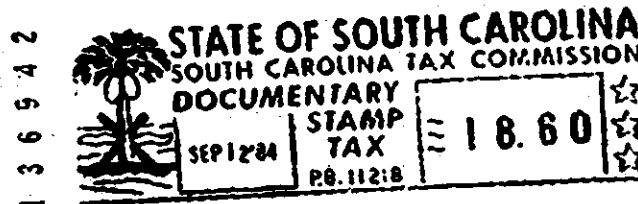
THIS MORTGAGE is made this 12th day of September 1984, between the Mortgagor, M. WADE SCOTT, JR. AND JOYCE E. SCOTT (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of SIXTY TWO THOUSAND AND NO/100 (\$62,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 12, 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 October 1, 2004

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 lot of land situate in the County of Greenville, State of South Carolina, being shown as Lot No. 82 on a plat of Cedar Vale Subdivision, Section II, dated December 10, 1969, prepared by Piedmont Engineers and Architects recorded in Plat Book FFFF, at Page 12, in the R. M. C. Office for Greenville County, said plat being craved for a metes and bounds description.

This is the same property conveyed to the mortgagors by deed of Thomas A. Roe dated August 27, 1971 and recorded August 30, 1971 in Deed Book 923 at Page 621, R. M. C. Office for Greenville County, S. C.



which has the address of 14 Overton Court Greenville South Carolina 29608 (Street) (City) (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.