

OCT 29 4 CH PM '76 MORTGAGE

EUNNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 29th day of October 1976, between the Mortgagor, Henley M. Olmert & Pamela B. Olmert (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 Thirty Five Thousand (\$35,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 29, 1976 (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, 2006;

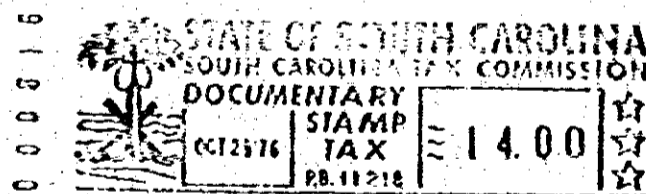
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, together with improvements thereon, situate, lying and being on the western side of Baldwin Circle in the town of Mauldin, County of Greenville, State of South Carolina, being shown and designated as Lot 5 on Map #1, Verdin Estates, recorded in the Greenville County RMC Office in Plat Book 4R, Page 34, and having according to said Plat the following metes and bounds to-wit:

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BEGINNING at an iron pin on the western side of Baldwin Circle at the joint front corner of Lots 4 and 5 as shown on said plat and running thence with said lots N. 88-27 W. 150 feet to an iron pin at the corner of Lot 8; thence with the joint line of Lot 8 N. 1-35 E. 80 feet to an iron pin at the corner of Lot 6; thence with the joint line of Lots 5 and 6 S. 88-27 E. 150 feet to an iron pin on the western side of Baldwin Circle; thence with Baldwin Circle S. 1-33 W. 80 feet to the point of beginning, and being the same property conveyed by Juster Enterprises, Inc., to James L. Sanderson and Carroll B. Long by deed recorded April 10, 1964 in Deed Book 996, Page 900 and conveyed by James L. Sanderson to Robert Edward Juster by deed recorded on June 24, 1976 in Deed Book 1038, Page 572, Greenville County RMC Office.

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which has the address of 109 Baldwin Circle, Mauldin (City)

South Carolina 29662 (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 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.

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