

MORTGAGE

THIS MORTGAGE is made this 1st day of December 1978, between the Mortgagor, Robert H. Lewis, Jr. and Betty E. Lewis, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

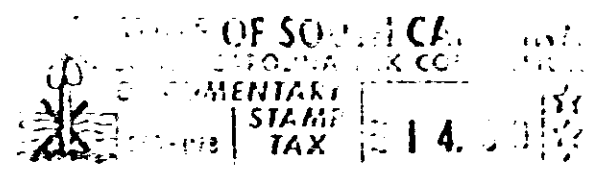
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Six Thousand Five Hundred and No/100 --- Dollars, which indebtedness is evidenced by Borrower's note dated December 1, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2009.....;

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, together with all buildings and improvements thereon, situate, lying and being on the southwestern corner of the intersection of Confederate Avenue and Brookridge Drive in Greenville County, South Carolina, being known and designated as Lot No. 22 as shown on a plat entitled, SHEFFIELD FOREST made by Carolina Engineering & Surveying Company, dated February 21, 1962, recorded in the RMC Office for Greenville County, South Carolina in Plat Book AAA at page 47, and having, according to a more recent plat thereof entitled, Property of Barney D. Posey, Jr., made by Kermit T. Gould dated November 13, 1978 recorded in the RMC Office for Greenville County, South Carolina in Plat Book 6-X at page 73, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Confederate Avenue at the joint corner of Lots Nos. 21 and 22; and running thence along the northern side of Confederate Avenue, N. 84-00 E., 89.9 feet to an iron pin; thence with the curve of the intersection of Confederate Avenue and Brookridge Drive, the chord of which is S. 48-41 E., 33.8 feet to an iron pin on the western side of Brookridge Drive; thence with the western side of Brookridge Drive, S. 1-22 E., 125.5 feet to an iron pin; thence S. 84-0 W., 102.6 feet to an iron pin; thence along the common line of Lots Nos. 21 and 22, N. 6-00 W., 150.0 feet to an iron pin on the southern side of Confederate Avenue.

The above described property is the same conveyed to the mortgagors herein by deed of Barney D. Posey, Jr., to be recorded herewith.



which has the address of 701 Confederate Avenue, Taylors, S. C. 29687 (herein "Property Address");

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.

0990

4328 RV-2