

GREENVILLE CO. S. C.

MORTGAGE

SEP 13 3 10 PM '79

THIS MORTGAGE is made this 19th day of September 1979, between the Mortgagee Guy Winters Stevens and Nancy C. Stevens (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").

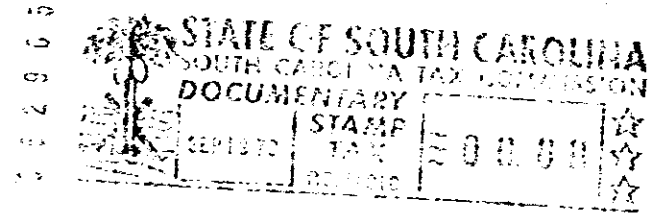
WHEREAS, Borrower is indebted to Lender in the principal sum of SEVENTEEN THOUSAND TWO HUNDRED & NO/100 (\$17,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 19, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 1999.

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, lying and being on the East side of High Valley Boulevard, near the City of Greenville, in Gantt Township, in Greenville County, State of South Carolina, being shown as Lot No. 38 on the plat of Fresh Meadow Farms made by M. H. Woodward, Surveyor, May 21, 1945, recorded in the R.M.C. Office for Greenville County in Plat Book "M", at Page 127, and a more recent plat of Guy Winters Stevens and Nancy C. Stevens, and having, according to recorded plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of High Valley Boulevard at the joint front corner of Lots 37 and 38, and running thence along the line of Lot 37 N. 72-55 E. 300-feet to an iron pin; thence running S. 17-05 E. 72.6-feet to an iron pin; thence running with the line of Lot 39 S. 72-55 W. 300-feet to an iron pin on the East side of High Valley Boulevard; thence running along the East side of High Valley Boulevard N. 17-05 W. 72.6-feet to the beginning corner.

This being the same property conveyed to the mortgagors by deed of Joseph B. Stevens as recorded in the R.M.C. Office for Greenville County in Deed Book 1055, at Page 514 on April 28, 1977.



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which has the address of 39 High Valley Boulevard Greenville, South Carolina 29605 (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 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.

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