

MORTGAGE

GR: FILED 107 1981 APR 20 PM 10:11
THIS MORTGAGE is made this 20th day of April 1981, between the Mortgagor, George E. Ewoldsen and Cynthia A. Ewoldsen (herein "Borrower"), and the Mortgagee PALMETTO SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 305 West Main Street, Laurens, S. C. 29360 (herein "Lender").

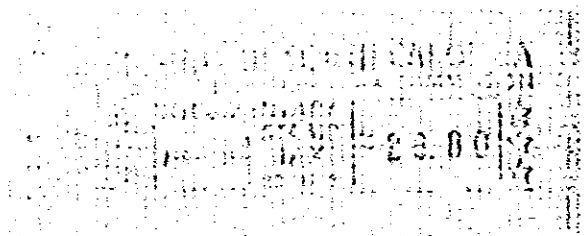
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy-Two Thousand and No/100s (\$72,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 20, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 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 those certain pieces, parcels or tracts of land with improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville on Heritage Drive and being known as Lots 3 and 5 on a plat prepared by J. L. Montgomery, III, RLS dated November 6, 1979 and recorded in the FMC Office for Greenville County in Plat Book 7-C at Page 77, and having the following metes and bounds to-wit:

BEGINNING at a point on the southern side of Heritage Drive at the joint front corner of Lot 1 and Lot 3 and running with side Drive S 72-10 W 487.9 feet to a point on said Drive; thence continuing with said Drive S 81-45 W 70.65 feet to a point on said Drive the joint front corner of Lots 5 and 9; thence with the common line of said lots the following courses and distances: S 22-46 E 294.54 feet and S 40 W 40; S 59-12 E 87.34 feet to a point the joint rear corner of Lots 5 and 9; thence turning and running N 63-45 E 519 feet along the rear boundaries of Lots 5 and 3 to the joint rear corner of Lots 3 and 1; thence with the common line of said latter lots N 18.42 W 289.58 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Melvin K. Younts dated March 14, 1980, and recorded in the FMC Office for Greenville County in Deed Book 1122 at Page 408.



which has the address of Lots 3 and 5 Heritage Drive Fountain Inn (Street) (City) S. C. 29644 (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.

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