

5:00 P.M.

BOOK 1288 PAGE 471

MORTGAGE

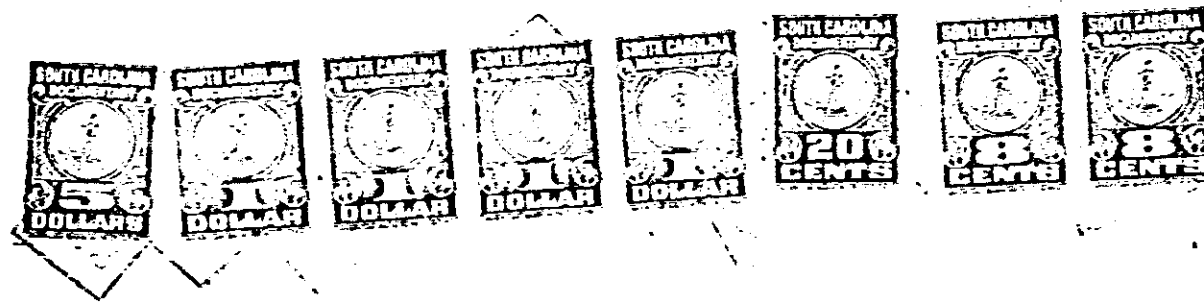
THIS MORTGAGE is made this 10th day of August, 19 73, between the Mortgagor, Robert M. Love and Faye C. Love (herein "Borrower"), and the Mortgagee, Security Federal Savings & Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is East Camperdown Way, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Three Thousand Four Hundred (\$23,400.00) Dollars, which indebtedness is evidenced by Borrower's note of even date herewith (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 10, 2003

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 pieces, parcels or lots of land situate, lying and being in Greenville County, South Carolina, being known and designated as Lots Nos. 160 and 161 in a Sub-division of COLONIAL HILLS, SECTION 4, as shown on a plat thereof recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book WW at Page 3, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northerly side of Heathwood Drive, which iron pin is the joint front corner of Lots Nos. 159 and 160 and running thence along the northerly side of Heathwood Drive S. 76-15 W. 124.5 feet to an iron pin; thence continuing along the northerly side of Heathwood Drive S. 78-20 W. 100 feet to an iron pin; thence N. 11-40 W. 155.35 feet to an iron pin; thence N. 78-16 E. 218.80 feet to an iron pin; thence S. 13-45 E. 150.75 feet to the point of Beginning.



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 in the event 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 easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.

4328 IV-2