

JUN 29 3 44 PM '77

MORTGAGE

DONNIE S. TANKERSLEY

THIS MORTGAGE is made this 28th day of June, 1977, between the Mortgagors, Jerry R. Bagwell and Rebecca J. Bagwell (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seven Thousand Five Hundred and 00/100 (\$7,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 28, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 1997;

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:

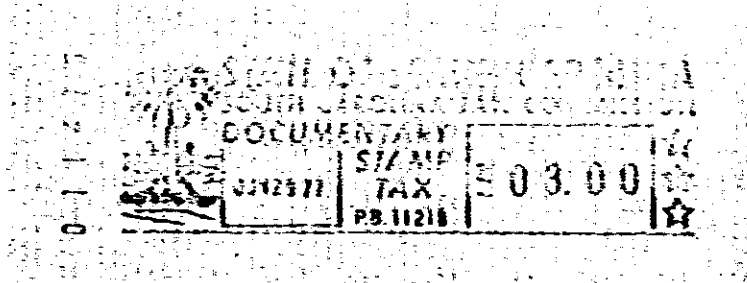
ALL of that parcel or tract of land in Oneal Township of Greenville County, South Carolina, located on the West side of Mays Bridge Road, about 9 miles northwest of the City of Greer and in the Mountain View School District, being all of that tract of land designated as Tract No. 1 on a plat of the Thos. L. Smith property made by H. S. Brockman, Surveyor, dated October 13, 1942, excepting therefrom a small triangle, having the following courses and distances, to-wit:

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BEGINNING at a point in the intersection of the Mays Bridge Road and road leading therefrom to Sandy Flat, and runs thence with the center of the Sandy Flat road S. 46.30 E. 345 feet to a turn; thence continuing with the center of this road S. 27 W. 345.5 feet to a stake; thence S. 50.15 E. 398.5 feet to a stake; thence N. 46.25 E. 210.5 feet to a stake; thence N. 71.30 E. 413 feet to a point in the center of the Mays Bridge Road, stake on the south bank thereof; thence along said road N. 50 W. 538 feet to a turn; thence continuing with said road N. 42.15 W. 152 feet to the beginning corner, containing Six and 90/100 (6.90) acres, more or less.

THIS BEING the identical premises conveyed to Jerry R. Bagwell and Rebecca J. Bagwell by Deed of Lester S. Taylor dated November 12, 1976, and recorded in the Greenville County R.M.C. Office in Deed Book 1046 at Page 115.

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which has the address of 107 Church Street Greer, South Carolina 29651 (herein "Property Address"); (Street) (City) (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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