

MORTGAGE

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THIS MORTGAGE is made this 9th day of December 1977 between the Mortgagor, William E. Cline, Jr. and Joanna Mary Cline (herein "Borrower"), and the Mortgagee Carolina Federal Savings and Loan Association a corporation organized and existing under the laws of South Carolina whose address is 500 E. Washington Street, Greenville, South Carolina (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Forty Four Thousand Two Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 9, 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 1 December 2007.

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 certain piece, parcel or lot of land, situate, lying and being on the western side of Belgrave Close, being shown and designated as Lot No. 8 on plat of Gray Fox Run Subdivision prepared by C. O. Riddle, dated November 6, 1975, recorded in the RMC Office for Greenville County in Plat Book 5-P at page 9 and revised March 4, 1976, said revised plat being recorded in the RMC Office for Greenville County in Plat Book 5-P at page 16 and having, according to said revised plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Belgrave Close at the joint front corner of Lots 8 and 9 as shown on the aforementioned plat and running thence along and with the joint property line of said last two mentioned lots, N. 87-24 W. 140 feet to an iron pin; thence N. 2-36 E. 100 feet to an iron pin at the joint rear corner of Lots 7 and 8 as shown on the aforementioned plat; thence running along and with the joint property line of said last two mentioned lots, S. 87-24 E. 140 feet to an iron pin on the western side of Belgrave Close; thence running along and with the western side of Belgrave Close, S. 2-36 W. 100 feet to an iron pin, the point of beginning.

This being the same property conveyed to Mortgagors herein by deed of Bob Maxwell Builders, Inc. dated 9 December 1977 and recorded 12 December 1977 in the RMC Office for Greenville County in Deed Book 470 at page 9.

Address of Mortgagee: 500 E. Washington Street Greenville, South Carolina

which has the address of 6 Belgrave Close, Greenville (Street) (City)

South Carolina (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 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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