

MORTGAGE

THIS MORTGAGE is made this 14th day of November 1977, between the Mortgagor, Walter Knox, Jr. and Carrie Elizabeth Sweeney, (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 713 Wade Hampton Blvd., Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand and No/100 (\$30,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 14, 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 February 1, 2008.

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 in the County of Greenville, State of South Carolina, and according to a plat prepared of said property by J. L. Montgomery, III, R.L.S., August 26, 1977, and which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 6-K, at Page 85, having the following courses and distances, to-wit:

BEGINNING at a nail and cap in or near the center of Hipps Road, joint corner of property now or formerly belonging to John D. Hollingsworth, and running thence with said Road, S. 46-54 W. 137.42 feet to a nail and a cap in or near the center of said road; thence continuing with said road, S. 40-56 W. 73 feet to a nail in or near the center of said road; thence, S. 51-33 E. 300.29 feet to an iron pin; thence, N. 41-22 E. 234.61 feet to an iron pin in the line of property now or formerly belonging to John D. Hollingsworth; thence running with the Hollingsworth line, N. 56-35 W. 290 feet to a nail and cap in or near the center of Hipps Road, the point of Beginning.

The within property is the same property conveyed to the mortgagors herein by that certain deed of Henry M. Sweeney, dated November 30, 1977 and recorded December 8, 1977, in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1069, at Page 868.

which has the address of Hipps Road, Simpsonville
South Carolina 29681 (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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