

MORTGAGE

THIS MORTGAGE is made this 21st day of December 1977, between the Mortgagor, Michael F. Talley, (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand and Two Hundred and NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 21, 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 November 1, 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 piece, parcel or lot of land in the aforesaid County and State as shown on plat prepared for Michael F. Talley, dated December 21, 1977, by R. L. Bruce, R.L.S and recorded in the R/C Office of said County in Plat Book 23 at page 42 containing approximately 10.04 acres of land, more or less, more fully described as:

BEGINNING at the South West corner of said tract and running thence, N16-56W 599.8 feet to an old iron pin; thence N26-38W 278 feet to an old iron pin; thence N89-11E 230.4 feet to an old iron pin; thence N58-00E 345.9 feet to an old iron pin; thence S41-59E 807.9 feet to an old iron pin; thence N61-49W 257.6 feet to an old iron pin; thence N24-10W 207.4 feet to an old iron pin; thence S77-46W 208.0 feet to an old iron pin; thence S24-04E 208.3 feet to an old iron pin; thence N77-30E 12.6 feet to an old iron pin; thence S5-33W 243.9 feet to an old iron pin, the point of beginning.

This is the same property conveyed to grantor in separate deeds by W. O. Boling dated November 8, 1972 and Maude K. Burgess, Joan Burgess Changler and John A. Burgess, dated January 19, 1963. Said deeds are recorded in Deed Book 960 at page 104 and in Deed Book 715 at page 86 on November 9, 1972 and January 22, 1963, respectively.

This conveyance is made subject to all reservations, easements, rights of way, restrictions and zoning laws apparent or of record.

which has the address of Lot 6, Boling Road, Greenville South Carolina (herein "Property Address");

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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PROJECT

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