

MORTGAGE

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THIS MORTGAGE is made this 1st day of December 1978, between the Mortgagor, W. Gregory Horton and Barbara C. Horton (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Two Thousand Six Hundred Ten & 49/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 1, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Dec. 1, 2001

W.G.H. B.C.H.

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 Greenville County, S.C., near Simpsonville, S.C., being shown as Lot No. 5 on plat of ROLLINGWOOD recorded in the RMC Office for Greenville County in Plats Book YY, Page 111, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern edge of Green Hill Drive, joint front corner of Lots 5 and 6, and running thence with the line of Lot 6, N 5-32 W 346.1 feet to an iron pin; thence N 32-07 E 130 feet to an iron pin at the joint rear corner of Lots 4 and 5; thence with the line of Lot 4, S 57-53 E 375 feet to an iron pin on the western edge of Club Drive; thence with the edge of said drive, S 32-07 W 63 feet to an iron pin on said drive; thence S 26-31 W 100 feet to an iron pin on said drive; thence S 19-21 W 82 feet to an iron pin on said drive; thence with the curve of the intersection of Club Drive and Green Hill Drive (the chord being S 56-58 W) 74.7 feet to an iron pin on the northern side of Green Hill Drive; thence with the edge of said drive, N 86-11 W 120.2 feet to an iron pin on said drive; thence S 86-11 W 65.7 feet to the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Ann W. Sippel, to be recorded of even date herewith.

which has the address of Rt. 2, Club Drive, Simpsonville S. C. 29681 (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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