

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

Prepared by McIntosh,
Threlkeld, Glenn & Sherard.

MORTGAGE

VCL 1462 PAGE 330

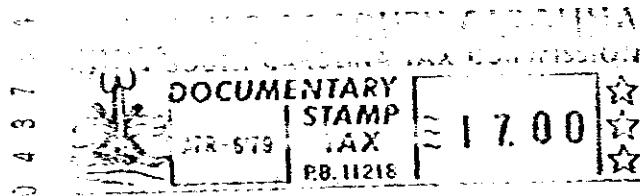
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THIS MORTGAGE is made this 5th day of April 1979, between the Mortgagor, S. Dannis E. Reese and Roseine Reese, of the County of Greenville, State of South Carolina (herein "Borrower"), and the Mortgagee, THE PERPETUAL BUILDING AND LOAN ASSOCIATION OF ANDERSON, a corporation organized and existing under the laws of the State of South Carolina, whose address is 304 North Main Street, Anderson, South Carolina 29621 (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Forty-two Thousand, Five Hundred (\$42,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 5, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2009;

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 Oaklawn Township, Greenville County, State of South Carolina, containing 6.34 acres, more or less, as per survey made by G. A. Ellis, Surveyor, dated June 10, 1946, and having the following metes and bounds, to-wit: BEGINNING at corner of Lot No. 5, 549 feet East of corner of Lot No. 2 on Alverson line; thence North 83 West 319 feet to McKelvy Road; thence North 920 feet, corner of Lot No. 7; thence North 83 West 320 feet to corner of Lot No. 5; thence South 3 West 875 feet to the beginning corner. This being the same tract of land conveyed unto Dannis E. Reese and Roseine Reese by deed of Eulas Reese and Lethia Owens Reese, dated March 20, 1979, recorded on March 22, 1979, in the aforesaid Clerk's Office (R.M.C. Office), Greenville County, South Carolina, in Deed Book 1099, at Page 49.



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which has the address of Route Two, Pearson Road Pelzer 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 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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