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AM '79

MORTGAGE

GREENVILLE

THIS MORTGAGE is made this 31st day of August, 19 79,
between the Mortgagor, James E. Stone and Jane H. Stone
(herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Two Thousand and no/100 (\$42,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 31, 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 August 1, 2004;

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 tract of land with buildings and improvements thereon situate, lying and being in Greenville County, South Carolina on the southerly side of Dividing Water Road (S-121) and having, according to a plat prepared by C. O. Riddle, August 19, 1970, recorded in Plat Book BBB, Page 197, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Dividing Water Road in line of property now or formerly of W. R. Garren and running thence with Garren line S. 6-05 E. 506 feet to a point in the center of a dirt road; thence with the center of the dirt road, S. 71-55 E. 274 feet to a point; thence S. 26-20 W. 319 feet to an iron pin; thence N35-15 W. 997.3 feet to a point in the center of Dividing Water Road; thence with the center of said road, the following courses and distances: N. 59-30 E. 86 feet, N. 75-15 E. 100 feet, N. 87-55 E. 100 feet and S. 81-25 E. 138 feet to the point of beginning.

Subject to the rights of the public in and to such portion of the above described property as may lie within the bounds of any public road, including a right-of-way granted to the S. C. Highway Department for the purpose of widening Dividing Water Road.

Being the same property conveyed to the Mortgagors by deed of William Jeffrey Greene and Madonna F. Greene instant date to be recorded simultaneously herewith.

RECORDED IN THE OFFICE OF THE CLERK OF THE COURT OF THE COUNTY OF GREENVILLE, SOUTH CAROLINA, THIS 14TH DAY OF AUGUST, 1979.

which has the address of Route 3, Dividing Water Road
(Street)
South Carolina (herein "Property Address");
(State and Zip Code)

Travelers Rest,
(City)

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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