

FILED
GREENVILLE S.C.

MORTGAGE

BOOK 1507 PAGE 7

THIS MORTGAGE is made this 27th day of June 1980 between the Mortgagor, Jerry G. Davis and Jeanette P. Davis (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 500 East Washington Street, Greenville, SC (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Five Thousand and No/100 (\$45,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 27, 1980 (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, 2002;

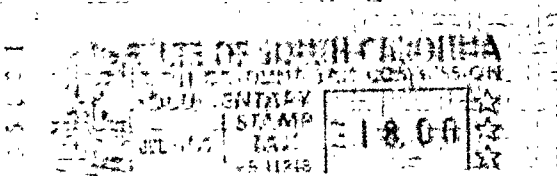
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, situate, lying and being in the County of Greenville, State of South Carolina, and being a lot of land out of the northeastern section of the J. P. Painter Homeplace and according to a survey prepared by J. Don Lee, March 27, 1971, having the following courses and distances to-wit:

BEGINNING at the northeastern corner of the Lot, joint corner of property now or formerly belonging to Jerry L. Moses and Frances P. Moses, at an iron pin in the center of a County road and running thence with the center of said road, S. 36-45 W. 208 feet to an iron pin in or near the center of said Road; thence, N. 67-05 W. 420 feet to an iron pin; thence, N. 36-45 E. 208 feet to an iron pin, joint corner of property now or formerly belonging to Jerry L. Moses and Frances P. Moses; thence running with the common line with Moses', S. 67-05 E. 420 feet to an iron pin, the point of Beginning.

The within property is the identical property conveyed to the Mortgagors herein by deed of John P. Painter, dated May 28, 1971, and which said deed is recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 921, at Page 76.

(See plat recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book SSS, at page 421.)



which has the address of Route 3, Box 57, Painter 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 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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