

MORTGAGE

FILED
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THIS MORTGAGE is made this 29th day of June 1981, between the Mortgagor, Charles L. Howard, Sr. and Joanne H. Howard (herein "Borrower"), and the Mortgagee, Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States, whose address is 500 E. Washington Street, Greenville, S.C. (herein "Lender").

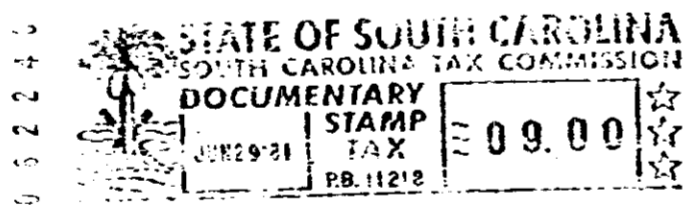
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Two Thousand Four Hundred Twenty-Three & 89/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 29, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 1998.

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, designated as Lot No. 19 on plat of Property of Henry L. Ware, prepared by C.O. Riddle, RLS, on April 3, 1971, recorded in the RMC Office for Greenville County, S.C., in Plat Book 4-I, at Page 145-A, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Lawnview Court at the joint front corner of Lots 19 and 20 and running thence with the common line of said lots S. 34-20 E. 157.3 feet to an iron pin; thence S. 58-21 W. 100.1 feet to an iron pin at the joint rear corner of Lots 18 and 19; thence with the common line of said lots N. 34-20 W. 152.6 feet to an iron pin on the southern side of Lawnview Court; thence with the line of said Court N. 55-40 E. 100 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Thomas J. Cherry, to be executed and recorded of even date herewith.



which has the address of 101 Lawnview Court, Greenville, S. C. 29611 (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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