

RECORDED
MAY 26 1982
SOUTH CAROLINA
S.C.
GREENVILLE
SIMPSONVILLE

MORTGAGE

THIS MORTGAGE is made this 26th day of May, 1982, between the Mortgagor, Ellis S. & Sibyl B. Reynolds, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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").

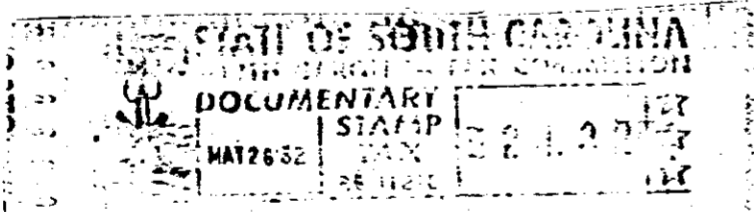
WHEREAS, Borrower is indebted to Lender in the principal sum of SIXTY THOUSAND, SEVEN HUNDRED FIFTY (\$60,750.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 26, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 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 certain piece, parcel or lot of land and improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 62, Holly Tree Plantation, according to a plat prepared of said property by Enwright Associates, Inc., May 28, 1973 and which plat is recorded in the RMC Office for Greenville County, in Plat Book 4-X, Page 34, and more recent survey of Carolina Surveying Company, R.B. Bruce, RLS #1952, dated April 30, 1982, and according to said plats, having the following courses and distances, to-wit:

BEGINNING at a point on the edge of Fishbrook Way, joint front corner with Lot No. 63 and running thence with the common line with said Lot, S. 45-17-12 E., 211.13 feet in a branch; thence S. 15-52 W., 28.16 feet to a point, joint rear corner with Lot No. 61; thence running with the common line with Lot No. 61, N. 74-02 W., 263.97 feet to a point on the edge of Long Point Way; thence running with the edge of said Road, N. 15-58 E., 110 feet to a point on the edge of said Way; thence running with the curvature of Fishbrook Way, the chord being, S. 64-44 E., 60.68 feet to a point on the edge of said Way, the POINT OF BEGINNING.

This being the same property conveyed to the mortgagors herein, by Deed of Allan R. and Bethany A. Lucksted, dated May 14, 1982 and recorded in the RMC Office for Greenville County in Deed Book 1167, Page 527.



which has the address of 202 Fishbrook Way Simpsonville, (Street) (City), South Carolina 29681 (herein "Property Address"); (State and Zip Code)

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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