

MORTGAGE

THIS MORTGAGE is made this 12th day of March, 1972, between the Mortgagee, Union Savings and Loan Association, (herein "Borrower"),

and the Mortgagee, C. Douglas Wilson & Co., a corporation organized and existing under the laws of South Carolina, whose address is Greenville, South Carolina (herein "Lender").

Whereas, Borrower is indebted to Lender in the principal sum of forty thousand five hundred and No/100 (\$40,500.00) Dollars, which indebtedness is evidenced by Borrower's note of even date herewith (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, 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 Greenville County, South Carolina, known and designated as Lot No. 26, as shown on a plat of the subdivision of FOXCROFT, SECTION 1, recorded in the RMC Office for Greenville County, S. C., in Plat Book "4 F", at Pages 2, 3, and 4,

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

ASSIGNMENT

BOOK 1230 PAGE 63

X-7 28294

APR 19 1972

FILED GREENVILLE CO. S.C. APR 19 2 15 PM '72 OLLIE FAHNSWORTH R.M.C.

FOR VALUE RECEIVED, C. DOUGLAS WILSON & CO., hereby assigns, transfers, and sets over to the UNION SAVINGS AND LOAN ASSOCIATION, the within mortgage and the note which the same secures, without recourse.

DATED THIS 12th DAY OF APRIL, 1972. C. DOUGLAS WILSON & CO. For Mortgage to this Assignment see REM Book 1227 Page 195

IN THE PRESENCE OF:

BY Margaret McCreary

MARGARET MCCREARY ASSISTANT TREASURER

*[Handwritten signatures]*

Assignment Recorded April 19, 1972 at 2:15 P. M., #28294

SIDNEY L. JAY

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 in the event 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 easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.