

GREENVILLE, S.C.

JUN 1 3 42 PM '73

DONNIE S. TANKERSLEY
R.H.C.

BOOK 1279 PAGE 351

REGULATION NO. 22
COMPLIED WITH

MORTGAGE

THIS MORTGAGE is made this first day of June, 1973, between the Mortgagor, Norman W. Maultsby and Sandra P. Maultsby

(herein "Borrower"), and the Mortgagee, Security Federal Savings & Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is East Camperdown Way, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of twenty-eight thousand (\$28,000.00) and no/100 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 September 10, 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 certain piece, parcel or lot of land situate, lying

and being in the County of Greenville, State of South Carolina, being shown and designated as Lot 14 on a plat entitled "Green Lake Acres" dated July 23, 1965, by H. C. Clarkson, Jr., and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northern side of Pruitt Drive Extn. at the joint front corner of Lots 15 and 14 and running thence along the northern side of Pruitt Drive Extn. N. 84-13 W. 135 ft. to a point at the intersection of Pruitt Drive Extn. and Pruitt Dr.; thence along the line of the northeastern intersection of Pruitt Drive Extn. and Pruitt Drive the chord of which is N. 21-20 W. 33.6 ft. to a point on the eastern side of Pruitt Drive; thence along the eastern side of said Pruitt Drive N. 1-12 E. 387.6 ft. to a point on the eastern side of Pruitt Drive; thence N. 54-45 E. 368.5 ft. to a point at the joint rear corner of Lots 14 and 15; thence along the line of said Lots 14 and 15 S. 14-08 W. 665.2 ft. to the point of BEGINNING.

ALSO, all that certain piece, parcel, or lot of land situate, lying and being in the County of Greenville, State of South Carolina, adjacent to Lot 14 of Green Lake Acres as shown on the plat referenced above, being on the northern side of said Lot 14 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Pruitt Drive at the rear corner of Lot 14 and running thence N. 22-59 E. 100 ft. to an iron pin; thence N. 45-59 E. 100 ft. to an iron pin; thence N. 63-30 E. 226.3 ft. to an iron pin; thence S. 14-08 W. 51.4 ft. to an iron pin at the joint rear corner of Lots 14 and 15; thence S. 54-45 W. 368.5 ft. to the beginning corner.

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 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 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.