

REGULATION NO. 22  
COMPLIED WITH  
JUN 11 1 30 PM '73  
W. S. TANKERSLEY  
R.M.C.

FILED  
GREENVILLE CO. S.C.

BOOK 1281 PAGE 135

### MORTGAGE

THIS MORTGAGE is made this 8th day of June, 1973,  
between the Mortgagor, William Jefferson Mullikin and Beth F. Mullikin

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

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Thousand, Eight  
Hundred & 00/100 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  
May 10, 2003;

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 lying in the  
State of South Carolina, County of Greenville, being known and  
designated as Lot 12, containing 1.90 Acres, as shown on Plat of  
property of R. C. Ayers, prepared by C. O. Riddle, Surveyor, dated  
October 28, 1971, recorded in the R.M.C. Office for Greenville County  
in Plat Book 4-N, Page 46, and having, according to said Plat, the  
following metes and bounds, to-wit:

BEGINNING at a point in Brown Road, at the joint front corner of  
Lots 11 and 12 and running thence with Brown Road, N. 28-27 W.,  
224.9 ft. to a point; thence continuing with said Road, N. 55-12 W.,  
132 ft. to a point; thence continuing with said Road, N. 78-30 W.,  
162.4 ft. to a point in Brown Road; thence S. 1-16 E., 313.7 ft.  
to an iron pin at the joint rear corner of Lots 11 and 12; thence  
with the joint line of said lots, N. 88-44 E., 367.8 ft. to the  
point of beginning.

This is the same property conveyed to the mortgagors by deed of  
R. C. Ayers, Sr., to be recorded of even date herewith.

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, appur-  
tenances, 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 Mort-  
gage; 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.