

MORTGAGE

THIS MORTGAGE is made this 12th day of April, 1974,
between the Mortgagor, Talmadge G. Seymore

and the Mortgagee, Security Federal Savings and Loan Association (herein "Borrower"),
organized and existing under the laws of South Carolina, a corporation
is # Camperdown Way, P. O. Box 937, Greenville, South Carolina (herein "Lender").

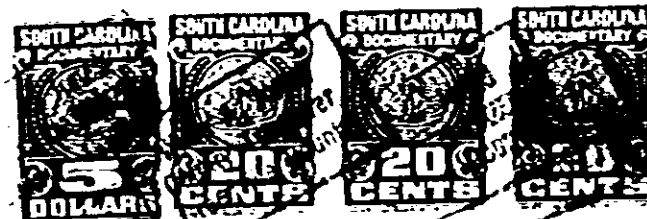
WHEREAS, Borrower is indebted to Lender in the principal sum of Fourteen Thousand
and No/100-----Dollars, which indebtedness is evidenced by Borrower's note of
even date herewith (herein "Note"), providing for monthly installments of principal and interest,
with the balance of the indebtedness, if not sooner paid, due and payable on April 10, 1989

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, with all improvements thereon,
or hereafter constructed thereon, situate, lying and being in the State of South Carolina
County of Greenville being shown as Lots Nos. 7 and 8 on plat entitled "Survey for
Greenville Co. Schools", prepared by Campbell & Clarkson, Surveyors, Inc., dated
October 5, 1973, and having according to said plat, the following metes and bounds,
to-wit:

BEGINNING at a point on the eastern side of Georgia Avenue, which point is
located 248.4 feet from the intersection of Georgia Avenue and Gordon Street
and running thence with the line of Lot No. 9, N. 71-00 #. 183.2 feet to a
point; thence S. 6-00 E. 83.8 feet to a point at the joint rear corner of
Lots Nos. 7 and 8; thence S. 7-55 E. 77.6 feet to a point at the joint rear
corner of Lots Nos. 6 and 7; thence with the joint line of Lot No. 6 and 7
S. 71-00 W. 176 feet, more or less, to a point on the eastern side of
Georgia Avenue; thence with the eastern side of Georgia Avenue, N. 9-30 W.
160 feet to an iron pin at the beginning corner.

560



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 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.

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