

GREENVILLE CO. S. C.
MAY 14 10 45 AM '73
BOHNE & STARKESLEY
R.H.C.

MORTGAGE

THIS MORTGAGE is made this 13th day of May, 1973, between the Mortgagor, David J. Worthington and Gloria B. Worthington

(herein "Borrower") and the Mortgagee, Home Building and Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is 208 East First Avenue, Easley, South Carolina (herein "Lender").

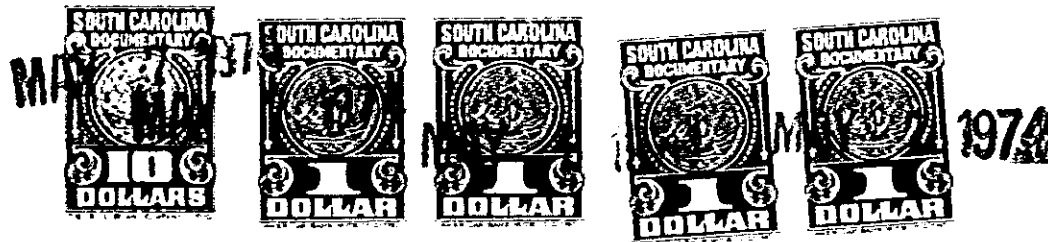
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Five Thousand & 00/100 (\$35,000.00) ----- Dollars, which indebtedness is evidenced by Borrower's note of even date herewith (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on -----

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 Grove Township, Greenville County, South Carolina, designated as Lot No. 36, Section 2 of Belle Terre Acres, platted July 24, 1972, recorded in the RMC Office for Greenville County in Plat Book 4-X at Page 1, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the Western side of Lake El-Je-Ma Drive at the joint front corner of Lot No. 35, and running thence S. 26-36 W. 332.5 feet to an iron pin located 12 feet from a creek; thence along said line to the creek and in a Southeastern direction along said creek S. 67-15 E. 163 feet to a point in said creek; thence leaving said creek for a distance of 13 feet in a Northeastern direction to an iron pin and N. 22-38 E. 300.6 feet to an iron pin on Lake El-Je-Ma Drive; thence along said Drive N. 54-40 W. 143.75 feet to the point of BEGINNING.

This is the identical property conveyed to David J. Worthington and Gloria B. Worthington by James W. Mahon by deed dated May 31, 1973, and recorded in the RMC Office for Greenville County in Deed Book 981 at page 516 .



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.

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