

MORTGAGE

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THIS MORTGAGE is made this 3rd day of April 3, 1975, between the Mortgagor, JOHN M. SAWYER and RUBY E. SAWYER

and the Mortgagee, COLLATERAL INVESTMENT COMPANY, a corporation organized and existing under the laws of the State of Alabama, whose address is 2233 Fourth Avenue, North, Birmingham, Alabama 35203 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Seven Thousand Two Hundred 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 March 1, 2005

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: On the southern side of Mill Pond Court, and being known and designated as Lot No. 39 on Plat entitled OLD MILL ESTATES made by J. Q. Bruce, March 18, 1964, recorded in the Office of the RMC for Greenville County, South Carolina, in Plat Book "000", at Page 159, and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Mill Pond Court joint front corner of Lots 39 and 40 and running thence with Mill Pond Court N. 60-00 E. 45 feet to an iron pin; thence continuing with said Court S. 87 E. 65 feet to an iron pin joint front corner of Lots Nos. 38 and 39; thence running with the common line of said Lots S. 34-40 E., 181 feet to an iron pin; thence S. 59-38 W., 125 feet to an iron pin joint rear corner of Lots 39 and 41; thence N. 27-02 W., 217.9 feet to the point of beginning.



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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