

MORTGAGE

THIS MORTGAGE is made this 8th day of May, 19 75, between the Mortgagor, Donald H. Rex, Jr., and Patricia M. Rex

(herein "Borrower"), and the Mortgagee, Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is P. O. Box 10148, Greenville, South Carolina 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand Five Hundred Fifty 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 May 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:

All that piece, parcel or lot of land situate, lying and being on the Southern side of Reid School Road near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as a portion of Lot No. 85 as shown on a plat of Edwards Forest Heights, dated February, 1967, prepared by Jones Engineering Services, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 000 at page 89 and a triangular piece of adjacent property facing on Reid School Road, said premises being shown on Greenville County Tax Map Sheet 29.5, Block 1, Lot 85, and having the following courses and distances:

BEGINNING at an iron pin on the Southern side of Reid School Road at the joint corner of the premises herein described and property now or formerly of O. N. Bush, which iron pin is located 100 feet in a Southwesterly direction from the joint front corner of Lots Nos. 84 and 85 as shown on the plat referred to above and running thence with the line of the said Bush property S. 0-35 E. 174.1 feet to an iron pin; thence S. 88-31 W. 100 feet to an iron pin; thence N. 0-19 E. 155.2 feet to an iron pin on the Southern side of Reid School Road; thence with the Southern side of Reid School Road N. 83-34 E. 100 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 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.

9734

4328 RV-21