

MORTGAGE

THIS MORTGAGE is made this 25th day of August 1975, between the Mortgagor, Ronald C. Reece and Tommie E. Reece (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of Greenville, S.C., a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Three Thousand Five Hundred and No/100 (\$33,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 25, 1975 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 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 certain piece, parcel, or lot of land in the County of Greenville, State of South Carolina, at the intersection of Coach Hills Drive and Twin Oaks Court, being shown and designated as Lot No. 106, on revised plat of Coach Hills recorded in the RMC Office for Greenville County, S. C., in Plat Book "4 X", at Page 94, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the westerly side of Coach Hills Drive at the joint corner of Lots Nos. 105 and 106, and running thence with the westerly side of said Drive, S. 10-57 E. 7.53 feet to a point, S. 16-35 E. 50 feet to a point, and S. 24-46 E. 49.85 feet to a point; thence with the intersection of said Drive and said Court S. 9-10 W. 41.48 feet to a point; thence with Twin Oaks Court S. 43-07 W. 19.5 feet, S. 52-09 W. 34.57 feet, and N. 87-39 W. 32.40 feet to the joint corner of Lots Nos. 106 and 107; thence with the joint line of said lots, N. 37-46 W. 183.49 feet to an iron pin; thence N. 78-54 E. 158.33 feet to an iron pin on the westerly side of Coach Hills Drive, the point of BEGINNING.

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which has the address of Lot No. 106, Coach Hills, Intersection Coach Hills Drive and Twin Oaks Court, Greenville, South Carolina 29607 (herein "Property Address");

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 if 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 declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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