

MORTGAGE

R.M.C.

THIS MORTGAGE is made this... twenty-ninth... day of October... 1975.. between the Mortgagor.. James D. Stewart and Sheryl H. Stewart..... (herein "Borrower"), and the Mortgagee, United Federal Savings and Loan Association..... a corporation organized and existing under the laws of.. South Carolina..... whose address is.. 201 Trade Street, Fountain Inn, South Carolina 29644..... (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 October 29, 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 November 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 in the County and State above stated, being known and designated as Lot 30 on a plat of Woodhedge Subdivision, Section I, prepared by Piedmont Engineers, Architects & Planners, dated August 17, 1973, and recorded in Plat Book 5-D, at Page 58 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin in the northwestern side of Bluestone Court joint front corners of Lots 30 and 29 and running thence N. 46-00 W., 175 feet to an iron pin; thence N. 42-17 E., 105 feet to an iron pin; S. 47-34 E., 180.23 feet to an iron pin on the northwestern side of Bluestone Court thence with the edge of said Bluestone Court S. 44-58 W., 103.07 feet and S. 46-56 W., 6.93 to the point of beginning.

This is the same property conveyed to the Mortgagors herein by Deed recorded in the R. M. C. Office for Greenville County of even date herewith.



which has the address of..... Lot 30, Blue Stone Court,..... Mauldin..... (Street) (City)
S. C., 29662..... (herein "Property Address");
[State and Zip Code]

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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