

P.O. Box 969, Greer, S.C. 29651 GREENVILLE CO. S.C.

MORTGAGE

BOOK 1377 PAGE 977

THIS MORTGAGE is made this 16th day of SEPTEMBER, 1976, between the Mortgagor, SYLVAN E. LUSE and DONNA B. LUSE (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

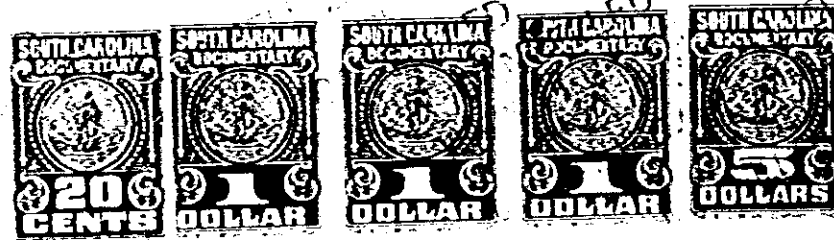
WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY THOUSAND FIVE HUNDRED AND NO/100THS--- (\$20,500.00)----- Dollars, which indebtedness is evidenced by Borrower's note dated SEPTEMBER 16, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on SEPTEMBER 1, 2001;

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 lot of land in the State of South Carolina, County of Greenville, in Chick Springs Township, being known as Lot #9 on a plat of ROSEWOOD PARK recorded in Plat Book "TT" at page 30 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Ike's Road at the joint front corner of Lots 9 and 10 as shown on said plat and running thence with the joint line of said lots S 26-06 E 171.2 feet to an iron pin; thence S 80-08 W 108.8 feet to an iron pin; thence N 20-40 W 155.4 feet to an iron pin on the southern side of Ike's Road; thence N 66-02 E 95 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Lewis W. Gibson recorded September 17th, 1976.



which has the address of 1006 Ikes Road Taylors (City)
S. C. 29687 (State and Zip Code) (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 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 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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