

Mortgagee's Address: P. O. Box 937, Greenville, S.C.

GREENVILLE CO. S. C.

MORTGAGE

1388 PAGE 92

REC 23 4 44 PM '76
JANIE S. THOMPSON
R.M.C.

THIS MORTGAGE is made this 28th day of December 1976 between the Mortgagor, Bankers Trust of South Carolina, as Executor and Trustee under the Estate of John T. Douglas (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street Columbia, South Carolina (herein "Lender").

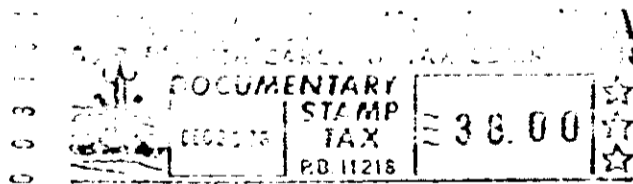
WHEREAS, Borrower is indebted to Lender in the principal sum of ~~and No/100~~ Ninety-Five Thousand Dollars, which indebtedness is evidenced by Borrower's note dated December 28, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 1987

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 situate, lying and being on the easterly side of South Pleasantburg Drive (S. C. Highway 291 By-Pass) in the City of Greenville, County of Greenville, State of South Carolina, and having, according to a plat entitled "Property of David Douglas", dated April 9, 1976, prepared by Freeland and Associates, Registered Surveyors, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 5W at Page 22, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of South Pleasantburg Drive (S. C. Highway 291 By-Pass) said pin being S. 26-47 E. 200 feet from the intersection of South Pleasantburg Drive (S. C. Highway 291 By-Pass) and Robin Hood Road and running thence with the line of property now or formerly leased to the American Oil Company S. 63-02 E. 204.85 feet to an iron pin in the line of property now or formerly of Sherwood Forest; thence with the line of property now or formerly of Sherwood Forest S. 26-31 W. 90.0 feet to an iron pin; thence N. 63-03 W. 205.41 feet to an iron pin on the easterly side of South Pleasantburg Drive (S. C. Highway 291 By-Pass); thence with the easterly side of South Pleasantburg Drive (S. C. Highway 291 By-Pass) N. 26-47 E. 90.0 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Lehman A. Moseley, dated January 1, 1976, recorded in the RMC Office for Greenville County in Deed Book 1031, Page 243.



which has the address of South Pleasantburg Drive, Greenville, S.C.

(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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