

FEB 18 3 08 PM '77
PENNY S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 17th. day of February, 1977,
between the Mortgagor, James Lamar Langford and Sibyl Belle Langford

(herein "Borrower"),
and the Mortgagee, Home Savings and Loan Association of the Piedmont, a corporation organized and
existing under the laws of South Carolina, whose address is 208 East First Avenue, Easley, South
Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Five Thousand Five Hundred
& 00/100's (\$45,500.00) Dollars, which indebtedness is evidenced by Borrower's note
dated February 17, 1977 (herein "Note"), providing for monthly installments of principal and interest,
with the balance of the indebtedness, if not sooner paid, due and payable on 25 years from date

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, lying
about 2 miles East of Table Rock Reservoir, containing approximately 7.2 acres, and
being shown as Tract 4-B on a plat of Property of W. A. Pearson and Carlos P. Garner
prepared by T. Craig Keith, Surveyor, dated March 15, 1973 and recorded in Plat Book
5-E at Page 55 and having, according to said plat, the following metes and bounds,
to-wit:

BEGINNING at a pin on the northerly side of a paved road at the joint front corner
with Tract #3 of the G. T. S. Ferguson Property, and running thence along said Tract #3
S 11 W 1174 feet to an iron pin just North of the South Saluda River; thence S 11 W
50 feet, more or less, to the center line of the South Saluda River; thence with the
center of said River as the line (the traverse line being shown as N 58 W 32.2 feet,
N 69-30 W 200 feet, and N 65 W 46.8 feet) in a northwesterly direction to the joint
rear corner with Tract 4-B; thence with Tract 4-B N 14 E approximately 50 feet to
an iron pin lying North of said River; thence continuing along the line of Tract 4-B
N 14 E 1139.2 feet to a pin on the northerly side of a paved road; thence along the
northerly side of said road S 78 E 214 feet to the point of BEGINNING."

This is the identical property conveyed to Sibyl Belle Langford by Carlos P. Garner
and Mary Jo Garner by deed dated May 31, 1976 and recorded in Book of Deeds 1037 at
Page 214 in the RMC Office for Greenville County, South Carolina. The said Sibyl
Belle Langford conveyed a one-half undivided interest to James Lamar Langford by
deed dated February 10, 1977, to be recorded herewith.

See Power of Attorney for James Lamar Langford to Sibyl Belle Langford dated January
10, 1977, recorded on January 5, 1977, in Mortgage Book 1049 at page 432 in the
office of the RMC for Greenville County, South Carolina.



which has the address of 7.2 acres about 2 miles East of Table Rock Reservoir,
(Street) (City)

Greenville County (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 improve-
ments 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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