

MORTGAGE

THIS MORTGAGE is made this 3rd day of March, 1977, between the Mortgagor, Vida Lee Mahon, individually and as Trustee under Trust Indenture dated Nov. 5, 1974, and John D. Mahon, individually (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 Twenty-Three Thousand and No/100ths (\$23,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 3, 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

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 of Greenville, State of South Carolina, on the northeastern side of Perrin Street, shown and designated as Lot No. 379 of Section 2 on plat of Abney Mills, dated February, 1959, prepared by Dalton & Neves, Engineers, recorded in Plat Book 9, pages 58 and 59, in the R.M.C. Office of the Greenville County Courthouse.

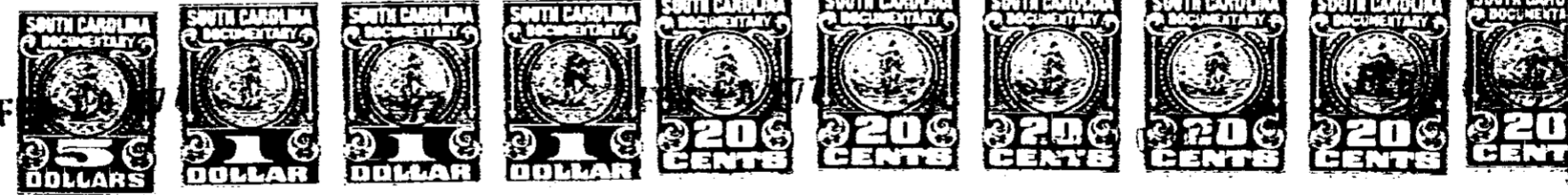
BEGINNING at an iron pin on the northeastern side of Perrin Street at the joint front corner of Lots 379 and 380 and running thence along the common line of said lots N 42-56 E 116.9 feet to an iron pin at the joint rear corner of said lots; thence S 48-39 E 41.4 feet to an iron pin; thence S 04-00 W 37 feet to an iron pin; thence S 43-52 W 89.2 feet to an iron pin on the northeastern side of Perrin Street at the joint front corner of Lots 378 and 379; thence along said Street N 47-04 W 63 feet to an iron pin, the point of beginning.

DERIVATION: Deed of John D. Mahon recorded November 13, 1974, in Deed Book 1010 at page 233.

ALSO: ALL that piece, parcel or lot of land situate, lying and being in the County of Pickens, State of South Carolina, on the northern side of Black Snake Road, being described more particularly, to wit:

BEGINNING at a point in the center of said Road and running thence N 80-1/2 W 300 feet to a point; thence N 18-00 E 300 feet to a point; thence S 59-1/2 E 300 feet to a point in the center of Black Snake Road; thence S 21-00 W with the center of said Road 250 feet to the point of beginning.

DERIVATION: Deed of Fred Adams recorded March 3, 1977, in Deed Book 13-E at page 340.



which has the address of 10 Perrin Street, Greenville, SC, and Black Snake Road, Easley, SC respectively (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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