

MORTGAGE

THIS MORTGAGE is made this 14th day of March, 1977, between the Mortgagor, W. Young Daniel

(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").

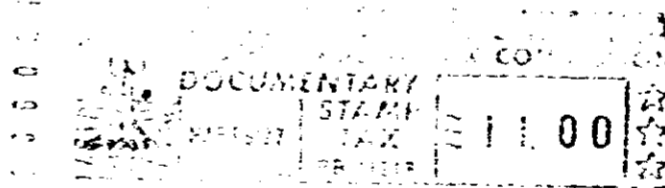
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-seven Thousand Five Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 14, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 1992.

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 tract of land in Greer Township, in the City of Greer, State of South Carolina on the eastern side of Ford Street on the southern side of Vaughn Street and according to a recorded plat of the subject property has the following metes and bounds, to-wit:

BEGINNING at a point, said point being the southeastern intersection of Vaughn Street and Ford Street and running thence with the southern side of Vaughn Street, S. 58-22 E., 267.4 feet to an iron pin at the southwestern intersection of Vaughn Street and Franklin Street; thence with the western side of Franklin Street, S. 9-03 W., 146.3 feet to the turn in Franklin Street; thence with the southern side of Franklin Street, S. 54-20 E., 43.8 feet to an iron pin; thence S. 35-40 W., 92.2 feet to an iron pin; thence N. 54-38 W., 323 feet to a point on the eastern side of Ford Street; thence with Ford Street, N. 21-04 E., 210.8 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Greer Lumber Company, Inc. recorded in the R.M.C. Office for Greenville County September 29, 1976 in Deed Book 1043 at Page 718.



which has the address of Vaughn Street Greer
(Street) (City)
South Carolina (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.