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FILED
GREENVILLE CO. S. C.
APR 8 3 23 PM '77
EDDIE S. TANKERSLEY
R.M.C.

MORTGAGE

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OF
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THIS MORTGAGE is made this 8th day of ~~March~~ April, 1977, between the Mortgagor, R. D. Garrett (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 Sixty-Five Thousand Dollars, which indebtedness is evidenced by Borrower's note dated April 8, 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 August 1, 1992.

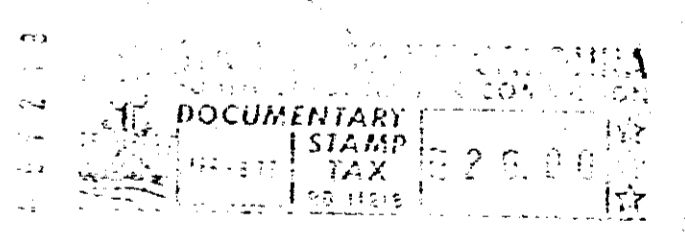
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 lot of lands, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known as Lot 2 as shown on plat of property of Mountain Ridge Industrial Park dated June 17, 1975, as prepared by Freeland & Associates, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5-D, at Page 73, and having the following metes and bounds according to said plat:

BEGINNING at a point on the Eastern side of an unnamed street and running thence along said street N. 17-35 E. 210 feet to a point; thence S. 72-25 E. 129 feet to a point; thence S. 17-35 W. 210 feet to a point; thence N. 72-25 W. 129 feet to the point of beginning.

This property is subject to utility easements and rights-of-way as set forth on various plats of Mountain Ridge Industrial Park of record in the RMC Office of Greenville County, South Carolina and such other easements as may be of record or appear on the land.

DERIVATION: This being a portion of the property conveyed to R. D. Garrett by Plexico-Francis Enterprises, a partnership, by deed dated May 6, 1974 and recorded May 7, 1974 in the RMC Office for Greenville County, South Carolina, in Deed Book 998, Page 399.



which has the address of 3444 Rutherford Road, Taylors, South Carolina 29609 (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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