

MORTGAGE

THIS MORTGAGE is made this 12th day of May, 1977, between the Mortgagor, Thomas Ray Jordan and Dianne E. Jordan (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 THIRTY-ONE THOUSAND NINE HUNDRED FIFTY AND NO/100 (\$31,950.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 12, 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 May 1, 2007;

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 located in the State of South Carolina, County of Greenville, Chick Springs Township, about one mile southwest of the limits of the City of Greer, being known and designated as Lot No. 18 as shown on a plat prepared for Euba G. Holliday by J. Q. Bruce, Registered Surveyor, dated March 21, 1961, and recorded in Plat Book SSS, page 209, and having the following courses and distances, to-wit:

BEGINNING on an iron pin on the Hammett Bridge Road, corner of Lot No. 18 and Keith Vaughn property, and running thence N. 45-00 W. 185.6 feet to the rear corner of Lot No. 14; thence along the line of Lot No. 14, N. 59-48 E. 147.2 feet to an iron pin, rear corner of Lot No. 19; thence along the line of Lot No. 19, S. 30-12 E. 180 feet to an iron pin on bank of said road; thence S. 59-48 W. 100 feet to an iron pin, the point of beginning.

This being the same property conveyed to mortgagors by deed of Mildred H. Tidwell dated May 12, 1977, to be recorded herewith.

which has the address of Hammett Bridge Road, Greer, South Carolina 29651 (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 seized 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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