

MORTGAGE

THIS MORTGAGE is made this 21st day of June, 1977, between the Mortgagor, Stewart B. Simms, Jr. and Dianne L. Simms (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").

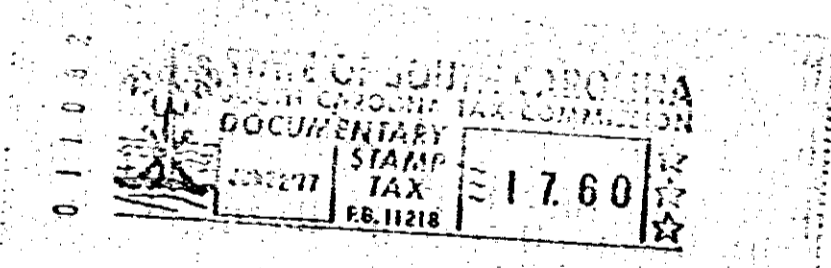
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-four Thousand and 00/100 (\$44,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 21, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 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 piece, parcel or lot of land situate, lying and being in the Town of Mauldin, Greenville County, South Carolina, and being known and designated as Lot 191 on a plat of Forrester Woods, Sec. 4, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4R at Page 68 and having, according to said plat, the following metes and bounds:

BEGINNING at a point on the northeastern edge of Royal Oak Road at the joint front corner of lots 191 and 192 and running thence along a line of lot 192 S. 30-58 E. 109.4 feet to a point; thence along a line of lot 190 S. 63-04 W. 168.8 feet to a point on the eastern edge of Royal Oak Court; thence along the eastern edge of Royal Oak Court N. 19-02 W. 66.5 feet to a point; thence N. 24-11 E. 36.4 feet to a point on the southeastern edge of Royal Oak Road; thence along the southeastern edge of said road N. 67-25 E. 120.0 feet to the beginning corner, and being the same property conveyed to Stewart B. Simms, Jr. and Dianne L. Simms by a deed from Jerald C. Rollins and Sharlene B. Rollins dated June 20, 1977, and recorded herewith.

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which has the address of Route 6 Greenville
112 Royal Oak Road (Street) (City)
S.C. 29607 (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.

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