

MORTGAGE

THIS MORTGAGE is made this 22d day of June 1977, between the Mortgagor, The Belmont Corporation of Greenville (herein "Borrower"), and the Mortgagee, Piedmont Federal Savings and Loan Association of Spartanburg, a corporation organized and existing under the laws of the United States of America, whose address is 468 East Main Street, Spartanburg, South Carolina 29304 (herein "Lender").

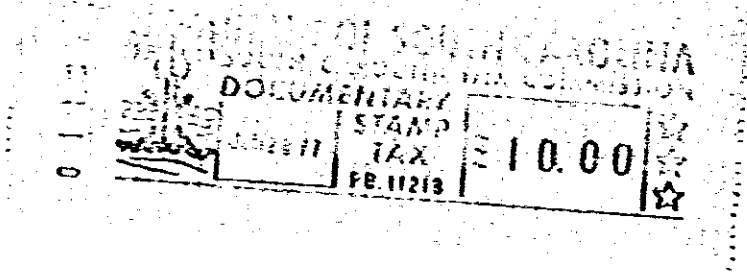
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-five Thousand and 00/100 (\$25,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 22, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 10, 1997.

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 Spartanburg State of South Carolina:

All that certain piece, parcel or lot of land, together with improvements thereon, situate, lying and being on the southeastern side of U. S. Highway No. 29 near the City of Greenville in Greenville County, S.C. being known and designated as Lot No. 21 of Estate of Vance Edwards as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book P at Pages 128 and 129, and having, according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southeastern side of U.S. Highway No. 29 at the joint front corner of Lots 21 and 22 and running thence with the joint line of said lots S 47-08 E 208.7 feet to an iron pin; thence S 42-52 W 135 feet to an iron pin at the joint rear corner of Lots 21 and 20; thence with the joint line of said lots N 47-08 W 208.7 feet to an iron pin on the southeastern side of U. S. Highway No. 29; thence with said Highway N 42-52 E 135 feet to the beginning corner.

This is the same property as that property conveyed to The Belmont Corporation of Greenville by Vina F. Witt by deed dated January 19, 1968, recorded in Deed Book 836, Page 624, R.M.C. Office for Greenville County, South Carolina.



which has the address of [Street] [City] [State and Zip Code] (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 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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