

MORTGAGE

THIS MORTGAGE is made this 26th day of September, 1977, between the Mortgagor, Allen J. Hopkins and Kathleen P. Hopkins, (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the 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 Forty-Two Thousand Four Hundred and 00/100 (\$42,400.00) -- Dollars, which indebtedness is evidenced by Borrower's note dated September 26, 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, 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 State of South Carolina, County of Greenville, being known and designated as Lot No. 70, Merrifield Park, Section 2, as shown on a plat recorded in the RMC Office for Greenville County in Plat Book WW at pages 50 and 51, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Connecticut Drive at the joint front corner of Lots 70 and 71, and running thence with said Drive, S. 39-16 W. 30 feet to a point; thence continuing with said Drive, S. 46-00 W. 79.9 feet to a point; thence with the curvature of Connecticut Drive and Continental Drive, S. 88-30 W. 36.8 feet to a point; thence with Continental Drive, n. 48-57 W. 34.3 feet; thence continuing with said Continental Drive, N. 58-16 W. 55 feet; thence continuing with said Continental Drive, N. 68-29 W. 40.7 feet to an iron pin at the joint corner of Lots 70 and 72; thence with the common line of said Lots, N. 35-17 E. 130 feet to an iron pin at the joint rear corner of Lots 70 and 71; thence with the common line of said Lots, S. 57-59 E. 175.4 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagors herein by Deed of John R. Green and Pat S. Green, said Deed dated September , 1977, and is to be recorded herewith in the RMC Office for Greenville County.

The Mortgagee's mailing address is 1500 Hampton St., Columbia, S. C.

which has the address of 119 Continental Drive Greenville
[Street] [City]
S. C. 29615 (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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