

MORTGAGE

THIS MORTGAGE is made this 18th day of October, 19 77,
between the Mortgagor, Harry Rose and Jean L. Rose

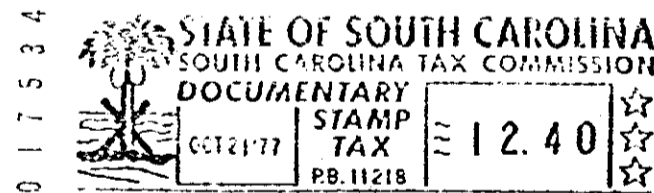
(herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-one Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 18, 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 April 1, 2006;

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: on the southern side of SC Highway No. 277, approximately 8 miles north of the City of Greer, known and designated as a 1.8 acre tract shown on plat prepared by W.N. Willis, Engineers, dated April 2, 1973, and according to said plat having the following metes and bounds, to-wit:

BEGINNING at an old nail in the center of SC Hwy 277 and running thence with said road, N 64-30 E 120 feet to a nail; thence running along an unnamed road, S 25-30 E 100 feet to an iron pin; thence, S 73 E 125 feet to an iron pin at the joint corner of this tract and other property of Helen Lancaster; thence, S 17 W 204 feet to an iron pin in the line of property now or formerly of Reuben Fisher; thence along the Fisher line, N 73 W 238.6 feet to an iron pin at the joint corner of this tract and other property of Helen Lancaster; thence, N 7 W 293 feet to an old nail in center of SC Hwy 277, the point of beginning.

This is the same property conveyed to the mortgagors by deed of Helen F. Lancaster recorded June 28, 1977 in Deed Book 1059 at Page 415 of the RMC Office for Greenville County.



which has the address of Route 2, Mount Lebanon Road, Greer, South Carolina 29651
(Street) (City)
(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.