

MORTGAGE

THIS MORTGAGE is made this 22nd day of November 1977, between the Mortgagor Olin D. Cartee and Marlene P. Cartee (herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Two Thousand and no/100 (\$22,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 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 November 1, 1995

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 lying, being and situate on the West side of the Oneal Road (S. C. Highway no. 101) about three miles Northwest of Greer, in Oneal Township, County and State aforesaid, containing Four (4) acres, more or less, and having the following courses and distances, to-wit: Beginning at an Iron Pin located at the Southwest corner of the lot which Marie H. Strange conveyed to Robert H. Strange and Frances H. Strange by deed recorded in the R. M. C. Office for said County in Deed Book 393, page 153, and running thence from said Iron Pin N.17-15 W.124.3 feet to an Iron Pin, thence N.66-07 E.149.9 feet to an Iron Pin on the West side of said road, thence with the West side of said road N.21-05 W.231.8 feet to an Iron Pin at the intersection of said road with Tower Drive, thence with the South side of Tower Drive S.85-28 W.347.8 feet to an Iron Pin, thence S.4-19 W.272 feet to an Iron Pin, thence N.82-34 W.148.7 feet to an Iron Pin, thence S.4-23 W.197.1 feet to an Iron Pin located at the Southwest corner of lot no. 5 of the R. B. Mason Estate as shown on plat prepared by H. S. Brockman, Surveyor, dated June 14, 1956 and which plat has been recorded in said office in Plat Book LL, page 195, thence with the Southernly property line of said lot no. 5 N.56-39 E.22.2 feet to an Iron Pin located on the Northernly property line of Tract no. 3 as shown on said plat, thence with said Northernly property line N.84-30 E. 495.5 feet, more or less, to the beginning point. The above described property was conveyed to mortgagors herein by Robert H. Strange et al by deed recorded on April 30, 1971 in the said R. M. C. Office in Deed Book 914, page 33, LESS, HOWEVER, the 0.976 of an acre lot mortgagors herein conveyed to Charles Strange by deed recorded in said office on Feb. 18, 1976 in Deed Book 1031, page 731. For a more particular description see plat prepared of the Marie M. Strange property by C. O. Riddle, Reg. L. S. dated April, 1971 and which plat has been recorded in the said R. M. C. Office in Plat Book SSS, page 405.

which has the address of Highway no. 101, Rt. 7 Greer (Street) (City)
S. C. 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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