

# MORTGAGE

THIS MORTGAGE is made this 22 day of November, 1977  
between the Mortgagor, M. Coker Golden, Jr. and Nora W. Golden  
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-two Thousand Seventy-five and No/100 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, 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 certain 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. 13 on a plat of Botany Woods, Inc. recorded in the R.M.C. Office for Greenville County in Plat Book YY at Page 173 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Kingsridge Drive at the corner of Lot 12; thence S. 20-39 E., 276.6 feet to an iron pin; thence S. 72-39 W., 90 feet to an iron pin; thence N. 22-44 W., 275.2 feet to south side of Kingsridge Drive; thence with the south side of Kingsridge Drive, N. 72 E., 100 feet to the beginning corner.

This is the same property conveyed to the Mortgagors herein by deed of Sharon B. Morris recorded in the R.M.C. Office for Greenville County in Deed Book 1069 at Page 71 on the 25 day of November, 1977.

which has the address of 8 Kingsridge Drive Greenville  
(Street) (City)  
South Carolina (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.