

MORTGAGE

THIS MORTGAGE is made this 5th day of December, 1977, between the Mortgagor, Charles E. Littleton and Virginia T. Littleton

(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-FOUR THOUSAND AND NO/100 (\$44,000.00) - - - Dollars, which indebtedness is evidenced by Borrower's note dated December 5, 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 December 1, 2002

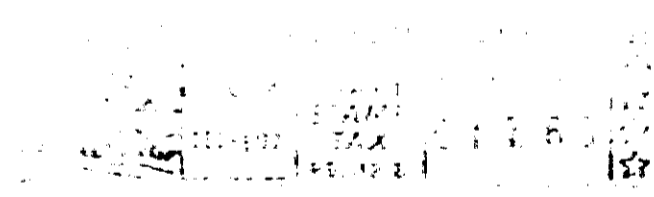
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 those lots of land located in the State of South Carolina, County of Greenville, Chick Springs Township, located north from the U. S. Super Highway No. 29 and near Chick Springs, being shown as Lots Nos. 14 and 15 on plat of a subdivision known as GROVELAND DELL, made by H. C. Clarkson, Surveyor, dated September, 1964, and revised July, 1965, which plat is on record in the R.M.C. Office for Greenville County in Plat Book "BBB" at page 127, and having the following courses and distances:

BEGINNING on an iron pin on the northwest side of Sunset Drive, joint front corner of Lots Nos. 15 and 16 on said plat, and runs thence with the common line of Lots Nos. 15 and 16, N. 77-44 W. 225 feet to an iron pin on branch (iron pin back on line at 25 feet); thence up and with the meanders of branch as the line, the traverse lines being N. 25-00 W. 100 feet, more or less, to a stake, the northwest corner of Lot No. 15; thence N. 64-46 E. 260 feet to an iron pin; thence N. 87-36 E. 80 feet to a stake; thence S. 35-06 W. 56 feet to a stake on the margin of Sunset Drive; thence continuing with the margin of said drive as follows: S. 46-36 W. 40 feet to stake, S. 32-46 W. 50 feet to stake, and S. 7-46 W. 150 feet to the beginning.

This property is subject to restrictions and all easements and rights of way of record.

This being the same property conveyed to mortgagors herein by deed of William S. Facey and Jane S. Facey dated August 7, 1973, and recorded August 8, 1973, in Deed Book 981 at page 307, R.M.C. Office for Greenville County.



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which has the address of Lot Nos. 14 and 15, Groveland Dell, Taylors,
(Street) (City)
South Carolina 29687 (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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