

MORTGAGE

THIS MORTGAGE is made this 27th day of December 1977, between the Mortgagor, Stephen P. Snipes and Susan K. Snipes (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of the State of South Carolina whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Three Thousand Three Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 27, 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, 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 in the County of Greenville, State of South Carolina, situate, lying and being at the southwestern corner of the intersection of Richmond Drive and Konnarock Circle, and being known and designated as Lot No. 27 of RICHMOND HILLS Subdivision, plat of which is recorded in the RMC Office for Greenville County in Plat Book WW at Page 38, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Konnarock Circle, joint front corner of Lots 28 and 27 and running thence along Konnarock Circle, S.61-26 E. 81.5 feet to an iron pin; running thence S.16-26 E. 35.35 feet to an iron pin on the western side of Richmond Drive; running thence with the western side of Richmond Drive, S.28-34 W. 127.3 feet to an iron pin; running thence N.61-26 W. 106.5 feet to an iron pin at the joint rear corner of Lots 27 and 28; running thence N.29-37 E. 132.3 feet to an iron pin, the point of beginning.

This is the same property as that conveyed to the Mortgagors herein by deed from Double C, Incorporated recorded in the RMC Office for Greenville County on December 27, 1977.

The mailing address of the Mortgagee herein is 203 State Park Road, Travelers Rest, South Carolina 29690.

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which has the address of Lot 27, Konnarock Circle, Greenville, South Carolina (herein "Property Address");

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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