

GREENVILLE CO. S. C.

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BONNIE S. TANKERSLEY
R.H.C.

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MORTGAGE

THIS MORTGAGE is made this Twenty-Third (23rd) day of June, 1978, between the Mortgagor, Joseph A. Morgan, Jr. and Vickie B. Morgan (herein "Borrower"), and the Mortgagee, FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the State of South Carolina, whose address is 201 North Main Street, Anderson, South Carolina 29622 (herein "Lender").

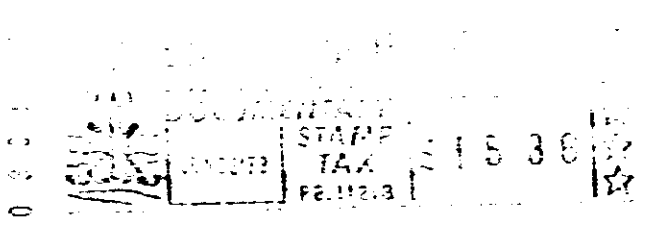
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Eight Thousand Four Hundred (\$38,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 23, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2009;

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 in the State of South Carolina, County of Greenville, on the Northwestern side of William Road and shows as 5.892 acres, on a plat of a parcel of land for Jimmy Burns by Hugh H. Martin, dated May 27, 1974, and recorded in the R.M.C. Office for Greenville County the following metes and bounds, to-wit:

BEGINNING at a nail and cap in William Road, at the Joint corner of property now or formerly of W. L. Martin, Jr., and running thence in William Road, S73-29W 90 feet to a nail and cap; thence S44-57W 16.22 feet to a nail and cap; thence along other property of Jimmy W. Burns and Erlene T. Burns, N75-13W 784.38 feet to an iron pin on the line of property now or formerly of Jack Baldwin; thence with the Baldwin line, N14-58E 244.68 feet to an iron pin on the line of other property of Joseph A. Morgan, Jr. and Vickie B. Morgan; thence with said line, N85-30E 565.54 feet to an iron pin; thence along property of W. L. Martin, Jr., S28-16E 495.42 feet to a nail and cap at the BEGINNING.

This is the exact piece of property conveyed to Mortgagors by deed of Jimmy W. Burns and Erlene T. Burns dated April 15, 1977 and recorded in the R.M.C. Office for Greenville County, South Carolina on May 2, 1977 in Deed Book 1055 at Page 749.



which has the address of Route 3, Plat Book 5-G Page 81, Belton, 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 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.

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