

MORTGAGE

THIS MORTGAGE is made this 18th day of August, 1978, between the Mortgagor, JAMES W. POPP and DIANNE J. POPP (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-Eight Thousand Six Hundred and NO/100ths (\$48,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 18, 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 August 1, 2008

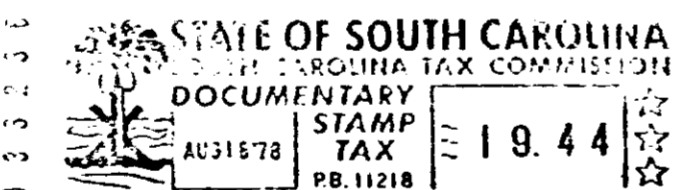
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the northern side of Tanner Road in the county and state aforesaid, being shown and designated as Lot #51 on a plat of Edwards Forest, Section V, prepared by C. O. Riddle, RLS, dated June 6, 1973, recorded in Plat Book 4X at Page 50, and being described, according to said plat, more particularly, to-wit:

BEGINNING at an iron pin on the Northern side of Tanner Road at the joint front corner of Lots 50 and 51 and running thence along the common line of said lots N. 46-02 W. 149.5 feet to an iron pin at the joint rear corner of said lots; thence N. 43-55-06 E. 37 feet to an iron pin; thence N. 40-06-50 E. 63 feet to an iron pin at the joint rear corner of Lots 51 and 52; thence along the common line of said lots, S. 49-06-43 E. 149.3 feet to an iron pin on the northern side of Tanner Road at the joint front corner of said lots; thence along said road S. 41-28-06 W. 108 feet to an iron pin, the point of beginning.

This property is conveyed subject to all restrictions, easements, and zoning ordinances of record or on the ground affecting said property.

This being the same property conveyed unto James W. and Dianne J. Popp by deed of William Cromer dated and recorded concurrently herewith.



which has the address of 208 Tanner Road Taylors
 (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.

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