

MORTGAGE

THIS MORTGAGE is made this 11th day of October 1978, between the Mortgagor, GLEN H. STATE and TERESA S. STATE (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

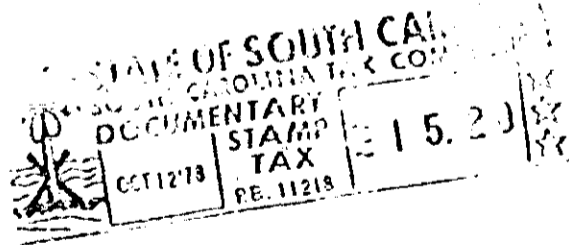
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-eight thousand (\$38,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 11, 1978 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if 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 certain piece, parcel, or lot of land, situate, lying and being in Greenville County, South Carolina, being shown and designated as Lot 28 on a Plat of TAR ACRES, recorded in the RMC Office for Greenville County in Plat Book PPP, at Pages 12 and 13, and having, according to said Plat, the following metes and bounds:

BEGINNING at a point on Hogan Drive and running thence N 85-46 E, 36.3 feet to a point; running thence still on said Hogan Drive, S 50-44 E, 225.3 feet to a point, joint corner of Lots 28 and 25-B; running thence with the joint line of said Lots, S 42-16 W, 178.1 feet to a point, joint rear corner of Lots 28 and 27; running thence with the common line of said Lots, N 47-44 W, 250 feet to a point on Tar Boulevard; running thence with said Boulevard, N 42-16 E, 140 feet to a point, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Quentin O. Ball and Bernice W. Ball, recorded March 16, 1978, in Deed Book 1075, at Page 378.



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which has the address of Lot 28, Tar Acres Route 14, Greenville, S. C., (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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