

MORTGAGE

THIS MORTGAGE is made this 20 day of November, 1978, between the Mortgagor, HENRY H. LUDWIG, JR. AND GINGER P. LUDWIG, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

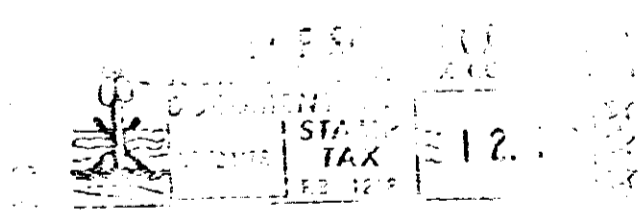
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand Three Hundred Fifty and 00/100--(\$30,350.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 20, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December, 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 located in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 13, Section F of a subdivision known as Crofstone Acres, according to a plat entitled "A Revision of a Portion of Crofstone Acres" prepared by Piedmont Engineering Services, dated August 8, 1950, and recorded in the R.M.C. Office for Greenville County in Plat Book Y at Page 91, and having, according to a more recent plat entitled "Henry H. Ludwig, Jr. & Ginger P. Ludwig" by Thomas D. Lindsey, R.L.S., dated November 7, 1978, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Inglewood Drive at the joint front corner of Lots 13 and 14 and running thence with the line of Lot 14, S. 46-20 E. 140 feet to an iron pin; thence with the line of Lot 12, N. 45-28 E. 94.6 feet to an iron pin on the edge of Brentwood Drive; thence with Brentwood Drive, N. 44-12 W. 123.1 feet to an iron pin at the intersection of Brentwood Drive and Inglewood Drive; thence with the intersection of Brentwood Drive and Inglewood Drive, S. 87-44 W. 27.7 feet to an iron pin on Inglewood Drive; thence with Inglewood Drive, S. 43-40 W. 80 feet to an iron pin, the point of beginning.

BEING the same property conveyed to the Mortgagors herein by deed of Dennis T. Dillard, said deed being dated of even date and recorded in the R.M.C. Office for Greenville County in Deed Book 1092 at Page 348.



which has the address of 10 Inglewood Drive Greenville, South Carolina (Street) (City) (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.

GCTO -----3 NO21 78 1005

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0.825

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