

MORTGAGE

THIS MORTGAGE is made this 17th day of NOVEMBER 1978, between the Mortgagor, R. LEE BURNS AND BETTY R. BURNS, SOUTH, INC. (herein "Borrower"), and the Mortgagee, NCBN MORTGAGE SOUTH, INC., a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is P.O. Box 10068, GREENVILLE, SOUTH CAROLINA 29603 (herein "Lender").

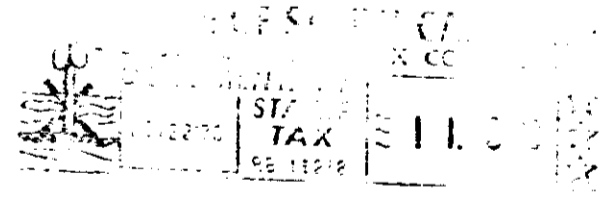
WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY-EIGHT THOUSAND THREE HUNDRED FIFTY AND NO/100 (\$28,350.00) Dollars, which indebtedness is evidenced by Borrower's note dated NOVEMBER 17, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on DECEMBER 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 piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 7, Montclair Subdivision, Section 1, and a plat of said property is recorded in the RMC Office for Greenville County in Plat Book WWW at page 31, and according to a plat prepared by Carolina Surveying Co., dated November 16, 1978, entitled "Property of R. Lee Burns and Betty R. Burns" having the following metes and bounds, to-wit:

Beginning at a point at the joint front corners of Lots Nos. 7 and 8 and running thence along line of said lots, S. 27-38 W. 150 feet to a point at the joint rear corner of Lots 7, 8 and 11; thence running along the line of Lot Nos. 7 and 11, N. 62-22 W. 80 feet to a point at the joint rear corner of Lot Nos. 7, 11, 10 and 6; thence running along the line of Lot Nos. 7 and 6, N. 27-38 E. 150 feet to a point at the edge of Bethel Road; thence running along Bethel Road S. 62-22 E. 80 feet to the point of BEGINNING.

This being the same property conveyed to the Mortgagors herein by deed of Frank P. Hammond of even date



which has the address of 404 Bethel Drive, Mauldin, South Carolina 29662 (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 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.