

GREENVILLE CO. S.C.

BOOK 1453 PAGE 269

MORTGAGE

THIS MORTGAGE is made this fift eenth day of December, 1978, between the Mortgagor, s, David B. Mann and Edward P. Holder, Jr., (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 Sixty-Eight Thousand and No/100-----(\$68,000,00)----- Dollars, which indebtedness is evidenced by Borrower's note dated December 15, 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, 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:

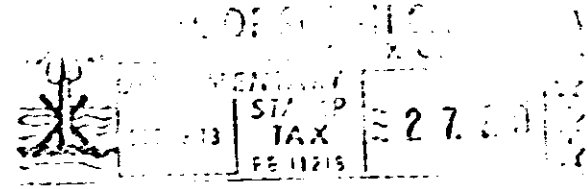
situate, lying and being on the northwesterly side of Forest Lane, being shown and designated as Lot No. 21, on plat of Meyers Park, Section 1, prepared by C. O. Riddle, Surveyor, dated September, 1976, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book 5-P, Page 54, and revised plat dated November 10, 1976, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book 5-P, Page 57, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Forest Lane, at the joint front corner of Lots 20 and 21, and running thence with the line of Lot 20, N. 54-32 W., 169.73 feet to an iron pin at the rear corner of premises herein described and property now or formerly of Knollwood Subdivision; thence along the line of property now or formerly of Knollwood Subdivision, S. 35-31 E., 120 feet to an iron at the joint rear corner of Lots 21 and 22; thence along the line of Lot 22, S. 54-32 E., 169.87 feet to an iron pin on Forest Lane; thence along Forest Lane, N. 35-28 W., 120 feet to an iron pin, the point of beginning.

This being the same property conveyed to the said David B. Mann and Edward P. Holder, Jr., by deed of HBA Properties, Inc., dated May 9, 1977, recorded May 10, 1977, in Deed Book 1056, Page 825, in the R. M. C. Office for Greenville County, South Carolina.

This property is subject to all restrictions, set back lines, roadways, zoning ordinances, easements and rights of way, if any, affecting the above described premises.

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which has the address of _____ Greenville _____
(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 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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