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GREENVILLE CO. S. C.  
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DONNIE S. TANKERSLEY  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 10th day of July, 1979, between the Mortgagor, REX ARNOLD REYNOLDS and SUSAN P. REYNOLDS, (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

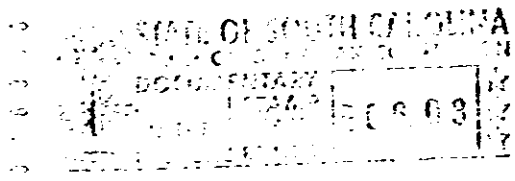
WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTEEN THOUSAND TWO HUNDRED AND NO/100 (\$15,200.00) - Dollars, which indebtedness is evidenced by Borrower's note dated July 10, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 1999

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 lot of land situate on the eastern side of Duke Street being shown as Lot No. 94, Section 2 on a plat entitled "Subdivision for Dunean Mills, S. C." made by Pickell & Pickell, Engineers, on June 7, 1948, revised June 15, 1948 and August 7, 1948 and recorded in the RMC Office for Greenville County in Plat Book S at pages 173 through 177 inclusive and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Duke Street at the joint front corner of Lot 94 and Lot 95 and running thence with Lot 95 S 64-22 E 130 feet to an iron pin at the joint rear corner of Lot 94 and Lot 95; thence S 29-16 W 80.25 feet to an iron pin at the joint rear corner of Lot 93 and Lot 94; thence with Lot 93 N 64-22 W 125 feet to an iron pin on the eastern side of Duke Street; thence with Duke Street N 25-44 E 80.1 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of J. C. Black to be recorded herewith.



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which has the address of 34 Duke Street Greenville, S. C. 29605 (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 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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