

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

VOL 1473 PAGE 930

MORTGAGE

THIS MORTGAGE is made this 12th day of July, 1979, between the Mortgagor, DARRELL W. GRICE and DONNA M. GRICE (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is Hampton Street Columbia, South Carolina (herein "Lender").

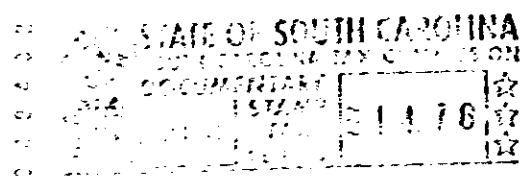
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Six Thousand Nine Hundred and No/100 (\$36,900.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 12, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2004;

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, lying and being in the County of Greenville, State of South Carolina, on the Northwestern corner of the intersection of Mountain Creek Road (S.C. Highway 253) and Buckhorn Road, being known and designated as Lot 4 as shown on a plat of Imperial Hills, prepared by C. C. Jones, dated August, 1964, recorded in Plat Book BBB at Page 35, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Mountain Creek Road (S. C. Highway 253) at the joint front corner of Lots 3 and 4 and running thence with the line of Lot 3, N. 30-17 W., 156 feet to an iron pin in the rear line of Lot 7; thence with the rear line of Lots 7 and 6, N. 61-46 E., 134.8 feet to a point; thence with the line of Lot 5, S. 79-17 E., 47 feet to an iron pin on the Western side of Buckhorn Road; thence with Buckhorn Road S. 10-43 W., 160 feet; thence with the curve of the intersection of Buckhorn Road and Mountain Creek Road, the chord of which is S. 35-13 W., 27.3 feet to an iron pin on the Northern side of Mountain Creek Road; thence with Mountain Creek Road S. 59-43 W., 50 feet to the point and place of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Gary Alan Belue and Martha Belue recorded in the Greenville County RMC Office in Deed Book 1160 at Page 954 on the 18 day of July, 1979.



which has the address of Route 12, State Park Road, Greenville, S.C. 20609, (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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