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MORTGAGE

THIS MORTGAGE is made this 8th day of October, 1979, between the Mortgagor, John A. Wrenn (herein "Borrower"), and the Mortgagee, FIRST-STATE SAVINGS AND LOAN ASSOCIATION OF CLINTON, a corporation organized and existing under the laws of South Carolina, whose address is 201 North Broad-Street - Clinton, South Carolina 29325 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-seven Thousand One Hundred and no/100 (\$47,100.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 8, 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 November 1, 1999

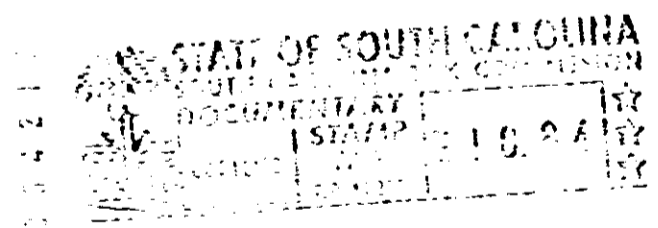
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 certain piece, parcel or lot of land, with all improvements thereon or hereafter constructed thereon, lying, being and situate in the County of Greenville, State of South Carolina being shown and designated as Lot 107, on a plat of Powderhorn, Section 3, recorded in the RMC Office for Greenville County in Plat Book 7C, Page 4 and having according to said plat the following metes and bounds, to wit:

BEGINNING at a point on the Eastern side of Lexington Court at the joint front corner of Lots 107 and 108 and running thence with the common line of said lot, N 37-00 E, 139 feet to a point in the line of Lot 104; thence with the rear line of Lots 104 and 105, S 53-00 E, 92.5 feet to a point; thence with the common line of Lots 106 and 107, S 37-00 W, 139 feet to a point on the Eastern side of Lexington Court; thence along the Eastern side of said Lexington Court, N 53-00 W, 92.5 feet to the point of beginning.

Said property is subject to all easements, rights-of-way, and restrictions appearing of record or on the premises as may be applicable to the above rescribed property as well as to applicable zoning laws and ordinances, if any.

This being the identical property conveyed to mortgagor herein by deed of American Service Corporation of S. C. by deed of even date herewith and recorded in the RMC Office for Greenville County in Deed Book 1113 at Page 469.



which has the address of Lot #7, Powderhorn Subd., Lexington Ct., Simpsonville (Street) (City) S. C. 29681 (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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