

MORTGAGE

THIS MORTGAGE is made this 22nd day of October, 1979, between the Mortgagor, MARVIN R. BEHLKE and MARY BARR C. BEHLKE, (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 FORTY-ONE THOUSAND TWO HUNDRED TWENTY-NINE & 02/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 22, 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, 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 situate, lying and being on the western side of Foxcroft Road in the County of Greenville, State of South Carolina and being more particularly described as Lot No. 22 as shown and designated on a plat of SECTION 1, CARTER'S GROVE Subdivision, prepared by Dalton & Neves Co., dated August, 1974 and recorded in the RMC Office for Greenville County in Plat Book 4R, Page 99, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of Foxcroft Road at the joint front corner of Lots 21 and 22 and running thence with the line of Lot 21, N 62-41 W 151.5 feet to an iron pin at the joint rear corner of Lots 19, 21 and 22; thence with the line of Lot 19, N 7-35 E 80 feet to an iron pin at the joint rear corner of Lots 18, 19 and 23; thence with the line of Lot 23, S 79-24 E 150 feet to an iron pin on the western side of Foxcroft Road at the joint front corner of Lots 22 and 23; thence with the western side of Foxcroft Road, the following courses and distances: S 14-52 W 60 feet to an iron pin; S 23-34 W 60 feet to the point of beginning.

Being the same property conveyed to the mortgagors herein by deed of William K. West and Suzanne M. West, to be recorded of even date herewith.

which has the address of 408 Foxcroft Road (lot 22, Carter's Grove), Greenville, SC (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.