

RECORDED
10 PH '80
M.C. BERSLEY

MORTGAGE

200: 1497 7

THIS MORTGAGE is made this 3rd day of March 1980, between the Mortgagor, William Edward Howard and Cynthia Attaway Howard (herein "Borrower"), and the Mortgagee, Eugenia Howard, a corporation organized and existing under the laws of South Carolina, whose address is 212 McIver, Greenville, South Carolina 29605 (herein "Lender").

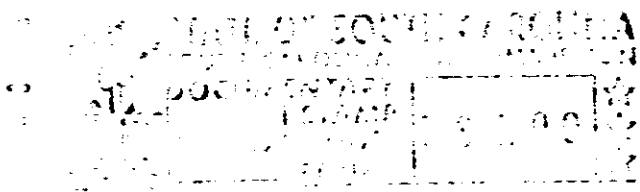
WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty-five Thousand and no/100 (\$85,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 3, 1980 (herein "Note"), providing for monthly installments of ~~principal and~~ interest, with the balance of the indebtedness, ~~if not so paid~~, due and payable on demand;

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 and lot of land lying and being situate in the City of Greenville, County of Greenville, State of South Carolina, on the south side of McIver Street, in a subdivision known as Alta Vista, and being known and designated upon a plat thereof as Lot No. 45, the said plat being recorded in the RMC Office for Greenville County in Deed Book "G", page 20; the lot being more particularly described as follows:

BEGINNING on said McIver Street at the corner of Lot No. 44 on said plat, which is 160 feet from Fairview Street, and running thence along the rear lines of Lots Nos. 44 and 43 on said plat, S 4-15 W 136.6 feet to a point on Lot No. 42; thence along line of Lot No. 42, S 85-4 E 15 feet; thence still along line of Lot No. 42, S 4-15 W 36.3 feet to lot No. 47; thence S 85-40 E 43.34 feet to Lot No. 46; thence along joint line of Lots Nos. 45 and 46, N 4-15 E 171.8 feet to McIver Street; thence along McIver Street, N 84-35 W 58.34 feet to the beginning corner.

This is the same property conveyed to Borrowers by deed of Bankers Trust of South Carolina, Executor of the Estate of Eleanor K. Barton, dated March 3, 1980, and recorded herewith in the R.M.C. Office for Greenville County, South Carolina herewith in Deed Book 1121 at Page 477.



which has the address of 208 McIver Street, Greenville, South Carolina 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.

GCTO --- 1 MR3 80 1254

4.0001

4328 RV-2