

Mortgagee's Address:  
PO Bx 10148  
Gvl, SC 29603

FILED  
GREEN SC. S. C.

BOOK 1497 122

MORTGAGE

SONNENBERG & SHERSLEY  
R.M.C.

THIS MORTGAGE is made this 3rd day of March, 1980, between the Mortgagor, RONALD L. GREEN, JR. and PAMELA W. GREEN (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 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

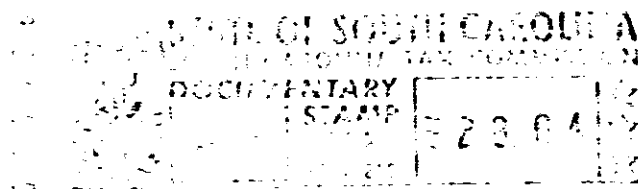
WHEREAS, Borrower is indebted to Lender in the principal sum of SEVENTY-ONE THOUSAND SIX HUNDRED AND NO/100 (\$71,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 3, 1980 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2010.

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 improvements thereon situate on the northeastern side of Riverside Drive in the City of Greenville being shown as a part of an undeveloped area on a plat of Marshall Forest Subdivision dated October 2, 1978, prepared by Dalton & Neves, recorded in Plat Book H in pages 133-134, inclusive, and also being shown on a plat of the Property of Ronald L. Green, Jr. and Pamela W. Green dated February 29, 1980, prepared by Freeland & Associates, recorded in Plat Book 7-V at page 99 in the RMC Office for Greenville County and having according to said latter plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Riverside Drive, which iron pin is 341 feet more or less from Club Drive, and running thence N 53-10 E 330 feet to a point near the center of Reedy River; thence with the center line of Reedy River as the property line S 25-25 E 101.9 feet to an iron pin; thence S 53-15 W 268.2 feet to an iron pin on Riverside Drive; thence with Riverside Drive N 59-32 W 107.9 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Edward Lyles Martin, et al, to be recorded herewith.



2287 DRM JPT  
Ronald L. Green, Jr.  
et ux  
210-4-26

which has the address of 333 Riverside Drive Greenville  
(Street) (City)  
S. C. 29605 (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.

RECORD

4328 RV-2