

MORTGAGE

DOYLE F. RUMSEY

THIS MORTGAGE is made this 5th day of March, 1980, between the Mortgagor, Ruby N. Rumsey

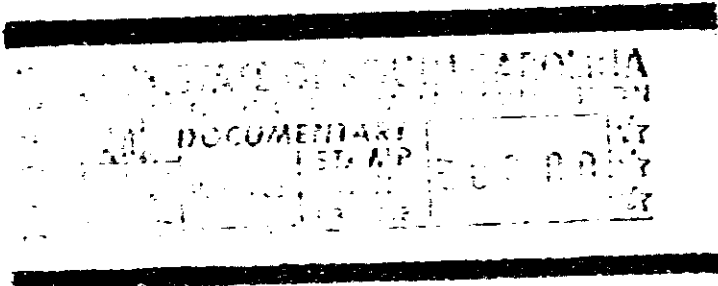
(herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of --Seven Thousand Five Hundred and NO/100---- Dollars, which indebtedness is evidenced by Borrower's note dated March 5, 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 March 1st, 1990;

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: Chick Springs Township, on the south side of Buddy Avenue, near Pleasant Grove Baptist Church, about one mile southward from the City of Greer, and being all of LOT NO. EIGHTEEN (18) of WOODLAND HEIGHTS, property of I. M. Wood Est., and according to survey and plat by H. S. Brockman, surveyor, dated October 28, 1955, recorded in the RMC Office for Greenville County in Plat Book GG at page 151, reference to said plat hereby pleaded for a more complete description as to metes and bounds,

This conveyance is subject to all restrictions, easements, rights of way, roadways and zoning ordinances of record, on the recorded plats or on the premises.

This is that same property conveyed to Doyle F. Rumsey by deed of Azalee H. Jackson recorded in RMC Office for Greenville County in Deed Book 718 at page 113, and the same devised to Mortgagor by Will of Doyle F. Rumsey, recorded in Probate Court for Greenville County in Apartment 1565, File 18.



which has the address of 122 Buddy Avenue Greer, (City) (Street) S. C. 29651 (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 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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