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GREENVILLE
JUL 18 1980
DOWN

MORTGAGE

BOOK 1508 PAGE 191

THIS MORTGAGE is made this 18th day of July 1980 between the Mortgagor, Ronald D. Reed and Jacqueline E. Reed (herein "Borrower"), and the Mortgagee, Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States, whose address is P. O. Box 10148, Greenville, South Carolina 29603 (herein "Lender").

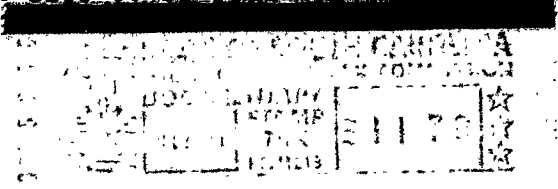
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-nine Thousand Four Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 18, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 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 piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the southeastern side of East Augusta Place in the City of Greenville, Greenville County, South Carolina being shown and designated as Lot No. 19 on a plat entitled PROPERTY OF D. W. COCHRANE AND E. C. CASS made by R. E. Dalton, Engineer, dated September, 1924, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book F at Page 262 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of East August Place at the joint front corner of lots nos. 18 and 19 and running thence with the common line of said lots, S. 31-30 E. 250.2 feet to an iron pin; thence N. 58-45 E. 60 feet to an iron pin at the joint rear corner of lots nos. 19 and 20; thence along the common line of said lots, N. 31-30 W. 250.5 feet to an iron pin on the southeastern side of East Augusta Place; thence along the southeastern side of East Augusta Place, S. 58-30 W. 60 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to Ronald D. Reed and Jacqueline E. Reed by deed of James R. Thompson and Ruth Sarah Thompson of even date to be recorded herewith.



which has the address of 204 East August Place, Greenville, S.C. (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.

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