GREEN TOO. S. C.

SONA.

· RESERSLEY 地心 This instrument was prepared by:

MORTGAGE

(Renogotiable Rate Mortgage)

Whereas, Borrower is indebted to Lender in the principal sum of ...Forty-Three. Thousand. Two. Hundred and Dollars, which indebtedness is evidenced by Borrower's note date ....August. 11,. 1980----... (herein "Note") No/100 which is attached hereto as Exhibit "A," the terms of which are incorporated herein by reference (including any and all renewals, extensions, renegotiations and/or modifications of the original Note), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on . Eebruary.. 29, 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 all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, near the Town of Mauldin, and being designated as Lot No. 29 on revised Map No. 2 of Verdin Estates Subdivision, said plat being prepared by C. O. Riddle, and dated January 11, 1978, and recorded in the RMC Office for Greenville County in Plat Book 6-H at Page 48, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Fernande Drive at the joint front corner of Lots 30 and 29; thence with the joint line of said lots, S. 59-57 E., 149.7 feet to an iron pin; thence N. 30-43 E., 127.4 feet to an iron pin on the Southern side of Bethel Drive; thence with Bethel Drive, N. 67-58 W., 126.4 feet to an iron pin; thence with the corner of Bethel Drive and Fernande Drive, S. 71-02 W., 37.7 feet to an iron pin; thence with Fernande Drive S. 30-56 W., 81.2 feet to the point and place of beginning.

This is the same property conveyed to the Mortgagor herein by deed of L. S. Green recorded in the Greenville County RMC Office in Deed Book 1130 at Page 945 on the day of August, 1980.

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, ail 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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