

FILED
GREENVILLE CO. S. C.
AUG 25 2 03 PM '80
DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE

THIS MORTGAGE is made this 25th day of August, 1980, between the Mortgagor, JOHN ALEXANDER REYNOLDS AND ELIZABETH McGRADY REYNOLDS

(herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

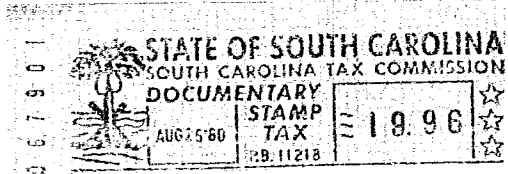
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-nine Thousand Eight Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 25, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 1981.....;

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 situate, lying and being on the Southeastern side of Knollwood Lane, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 137 and a portion of Lot No. 93 as shown on a plat of Cleveland Forest, dated May, 1940, prepared by Dalton & Neves, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book M at page 57, and having, according to a more recent plat entitled "Property of John Alexander Reynolds & Elizabeth McGrady Reynolds", dated August 21, 1980, prepared by Freeland & Associates, and recorded in the said R.M.C. Office in Plat Book 8-D at page 68, the following metes and bounds:

BEGINNING at an iron pin on the Southeastern side of Knollwood Lane at the joint front corner of Lots Nos. 137 and 138, and running thence with the line of Lots Nos. 138, 139 and 140 S. 25-25 E. 191.3 feet to an iron pin in the line of Lot No. 93; thence a new line through Lot No. 93 S. 78-13 W. 72 feet to an iron pin at the joint rear corner of Lots Nos. 136 and 137; thence with the line of Lot No. 136 N. 22-09 W. 178 feet to an iron pin on the Southeastern side of Knollwood Lane N. 67-51 E. 60 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Judy B. Vanderwerff, now known as Judy B. Calmes, dated August 25, 1980, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1131 at page 853, on August 25, 1980.



which has the address of 142 Knollwood Drive, Greenville, South Carolina (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 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.