

MORTGAGE

BOOK 1517 PAGE 352

GREENVILLE
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 CO. S. C.
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 DONNELL S. TANNERSLEY
 R.M.C.

THIS MORTGAGE is made this 24th day of September 1980, between the Mortgagor, Robert Franklin Tucker (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").

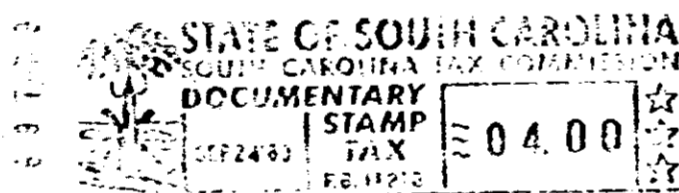
WHEREAS, Borrower is indebted to Lender in the principal sum of Ten Thousand and No/100 (\$10,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 24, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 1995.

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 located in the County of Greenville, State of South Carolina, being known and designated as Lot 28, North Haven Circle, on plat entitled "Survey for Robert Franklin Tucker" dated 9/10/80 and recorded in the RMC Office for Greenville County in Plat Book M at Page 12, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of North Haven Circle, joint front corner of Lots 28 and 27; thence running S. 03-28 E. 172.94 feet to a point at the rear corner; thence turning and running S. 88-00 W. 74.96 feet to a point; thence turning and running along the common line of Lots 28 and 29 N. 03-26 W. 174.12 feet to a point on North Haven Circle; thence turning and running along North Haven Circle N. 88-54 E. 74.93 feet to the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of A. D. Boswell and Vera Boswell dated June 19, 1947 and recorded in the RMC Office for Greenville County August 14, 1947 in Deed Book 318 at Page 50.



which has the address of 20 North Haven Circle, Greenville, South Carolina 29609 (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.