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GREENVILLE

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MORTGAGE

THIS MORTGAGE is made this 4th day of November, 1980, between the Mortgagor, PHILIP N. SIMONS (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 Forty Thousand Two Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 4, 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 December 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, situate, lying and being in the County of Greenville, State of South Carolina, on the Eastern side of Nash Street (formerly Hunt Avenue), being known and designated as Lots Nos. 25 and 26 as shown on map of EAST PARK, which is a part of BOYCE ADDITION, as evidenced by record in the RMC Office for Greenville County, South Carolina, in Plat Book A at Page 383, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Nash Street, Northwestern corner of Lot 26, and running thence with Nash Street, S. 23-30 W., 96 feet to an iron pin; running thence with Lot 24 in a Southeastern direction, 156 feet to a point on a 10-foot alley at the joint rear corner of Lots 24 and 25; thence running with said 10-foot alley, N. 43-15 E., 71 feet to joint rear corner of Lots 25 and 26; thence continuing with said 10-foot alley, N. 12-15 E., 123 feet to a point at the joint rear corner of Lots 7 and 26; thence running S. 72-45 W., 200 feet along the rear of Lots 4, 5, 6 and 7 to beginning corner.

This is the same property conveyed to the Mortgagor herein by deed of Ron F. Levin recorded in the Greenville County RMC office in Deed Book 1134 at Page 854 on the 3rd day of October, 1980.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
16.08

which has the address of 7 Nash Street Greenville,
[Street] [City]
South Carolina (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 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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