

FILED
GRT MORTGAGE
DEC 11 11 55 AM '80

THIS MORTGAGE is made this 5TH day of DECEMBER, 1980, between the Mortgagor, DAVID B. MANN, (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 THIRTY-SEVEN THOUSAND TWO HUNDRED AND NO/100THS Dollars, which indebtedness is evidenced by Borrower's note dated DECEMBER 5, 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 NOVEMBER 1, 2011.....;

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 Austin Township, in Greenville County, South Carolina, on the Northern side of Bethel Road, and being known and designated as Lot No. 3 on plat of Forest Trail prepared by Freeland & Associates on April 18, 1979, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Bethel Road at the joint front corner of Lots 2 and 3 and running thence with the line of Lot No. 2, N. 22-53 E. 189.4 feet to an iron pin; thence S. 67-07 E. 80 feet to an iron pin, the rear corner of Lots 3 and 4; thence along the line of Lot No. 4 S. 22-53 W. 188.3 feet to an iron pin on Bethel Road; thence along said Bethel Road N. 67-55 W. 80 feet to the beginning corner.

THIS being a portion of the same property conveyed to the Mortgagor herein by a certain deed of James R. Mann recorded in the RMC Office for Greenville County in Deed Book 1138 at Page 262 on December 3, 1980.

THE within Renegotiable Rate Mortgage is modified by the terms and conditions of the attached Renegotiable Rate Mortgage Rider which is attached hereto and made a part of this Mortgage instrument.

DEPT. OF SOUTH CAROLINA
RECORDS AND PUBLIC INFORMATION
DOCUMENTARY
1 STAMP
DEC 14 1980

which has the address of LOT 3, BETHEL ROAD, MAULDIN, (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 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.

SC101-1-1-80-500-1012

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