

RENEGOTIABLE RATE MORTGAGE

THIS MORTGAGE is made this 18th day of March 1981, between the Mortgagor, Carol C. Graham and Matthew S. Graham (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of The 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 Seventy-five thousand nine hundred fifty and 00/100 (75,950.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 18, 1981 (herein "Note"), providing for monthly installments of principal and interest until December 1, 1986 (end of Initial Loan Term), with 5 Renewal Loan Terms, with adjustments in the interest rate, the initial interest rate being 14.50. The final maturity day of this Mortgage is November 1, 2011

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, as the same may be renegotiated under the terms of the Note at the end of the Initial Loan Term or any Renewal Loan Term, (b) 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 (c) 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, being within the corporate limits of the Town of Mauldin and being known as Lot 105 of a plat of property of Matthew S. and Carol C. Graham, Forrester Woods, Section 7, said plat being prepared by R. B. Bruce, Surveyor and bearing a date of January 13, 1981, and having the following metes and bounds to-wit:

BEGINNING at an iron pin on the southern side of Piney Grove Road, the joint front corner of Lots 103 and 105 and running thence with said Piney Grove Road North 49-0 West 130 feet to a point, thence turning and running South 84-48 West 35.3 feet to the point of the intersection between Piney Grove Road and Stoney Creek Drive, thence with said Stoney Creek Drive the following courses and distances: South 3-10 West 70 feet, South 9-0 East 90 feet to a point the joint front corner of Lots 104 and 105, thence turning and running with the common line of said lots South 40-10 East 83.4 feet to the joint rear corner of Lots 103 and 105, thence turning and running with the common line of said lots North 26-26 East 157.3 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Danco, Inc. of even date herewith and recorded herewith.

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which has the address of Lot 105, Section 7 Forrester Woods, Mauldin, 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.

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