

THIS MORTGAGE is made this 8th day of February, 1982, between the Mortgagor, Marion F. Grove (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the State of South Carolina, whose address is 107 Church Street - Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-Three Thousand Seven Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 8, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2012;

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 northwestern side of Cobblestone Road, in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 8 on a plat entitled "Section 1, Brookfield West" prepared by Heanor Engineering Co., Inc., dated March 16, 1979, and recorded in the RMC Office for Greenville County in Plat Book 7-C, at page 19, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the northwestern side of Cobblestone Road at the joint front corner of Lots 7 and 8, and running thence with the line of Lot No. 7, N. 45-38 E. 155.87 feet to an iron pin; thence S. 34-54 E. 122.25 feet to an iron pin in the line of Lot No. 9; thence with the line of Lot No. 9, S. 55-06 W. 150 feet to an iron pin on the northwestern side of Cobblestone Road; thence with the northwestern side of Cobblestone Road N. 34-54 W. 51.39 feet to an iron pin; thence with the curve of the northwestern side of Cobblestone Road, the chord of which is N. 39-47-40 E. 45.38 feet to the point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of Bob Maxwell Builders, Inc., dated February 8, 1982, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1162, at page 197, on February 9, 1982.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
FEB 9 1982  
STAMP  
TAX  
25.48  
FEB 11 1982

which has the address of Cobblestone Road Greenville, S.C. (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.