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S.C.
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MORTGAGE

BOOK 1576 PAGE 388

THIS MORTGAGE is made this 15th day of July 1982, between the Mortgagor, Charles W. Morton (herein "Borrower"), and the Mortgagee, Greenville County Redevelopment Authority, a corporation organized and existing under the laws of South Carolina, whose address is Bankers Trust Plaza, Box PP-54, Greenville, S.C. 29601 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Six Thousand Three Hundred Eighty-Six & 25/100 dollars, which indebtedness is evidenced by Borrower's note dated July 15, 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 August 1, 2007;

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 certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina and being shown as Lot 2 on plat of property of Greenville County Redevelopment Authority, recorded in Plat Book 8 P, at page 55, and having, according to said plat, the following courses and distances, to wit:

Beginning at a point on the Southern edge of Scott Street, at the joint front corner of Lots 1 and 2 and running with Scott Street, N. 71-22 E. 91.73 feet to an iron pin at the joint front corner of Lots 2 and 3; thence with the line of Lot 3, S. 21-00 E. 156.94 to an iron pin; thence S. 71-22 W. 24.84 feet to an iron pin; thence N. 22-15 W. 55.9 feet to an iron pin; thence S. 69-36 W. 67.42 feet to an iron pin, the joint rear corner of Lots 1 and 2; thence with the line of Lot 1, N. 20-00 E. 103.17 feet to the point of beginning.

DERIVATION: This is the same property conveyed unto the Mortgagor herein by deed of Greenville County Redevelopment Authority, to be recorded herewith.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
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which has the address of 110 Scott Street, Greenville, South Carolina 29607 (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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