

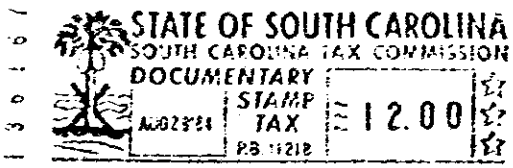
MORTGAGE

THIS MORTGAGE is made this 22nd day of August 19. 84., between the Mortgagor, Phillip W. Mussman and Bonnie M. Mussman (herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY THOUSAND AND NO/100... (\$40,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 22, 1984 (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, 2004

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 State and County aforesaid, in O'Neal Township, on the West side of Howell Road, containing one and 7/100 (1.07) acres, more or less, as shown on plat prepared for Phillip W. & Bonnie M. Mussman by Lindsey & Associates, Surveyors, dated June 14, 1984, which plat is recorded in the R.M.C. Office for said County in Plat Book 10-Q at page 61, and being more particularly described according to said plat as follows: Beginning at a nail and cap in the center of Howell Road, joint front corner with property owned now or formerly by William S. Merritt, et al., and running thence with the center of said road S. 4-14 W. 208 feet to a nail and cap in said road; thence N. 87-30 W. 225 feet to a pin; thence N. 4-14 E. 208 feet to a pin, joint rear corner with said Merritt property; thence with the line of said Merritt property S. 87-30 E. 225 feet to the point of beginning. For a more particular description, reference is hereby specifically made to the aforesaid plat. This is the same property conveyed to the Mortgagors herein by W. A. Merritt and Ruth W. Merritt by deed recorded in said Office on June 19, 1984, in Deed Book 1215 at page 270, and by deed recorded in said Office on June 28, 1984, in Deed Book 1215 at page 918.



which has the address of Route 7, Howell Road Greer S. C. 29651 (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.

RECORD

AUG 22 1984

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