GREENVILLE CO. S.C.

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BOOK 44 JACE 628

LOUIS MORTGAGE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

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BOOK 44 JACE 628

LOUIS JACK 628

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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

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(hereinafter referred to as Mortgagor) SEND(S) GREETING:

Walter G. Daniel and Carolyn R. Daniel

TO ALL WHOM THESE PRESENTS MAY CONCERN:

(\$ 34,800.00), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is 30 years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Austin Township, within the corporate limits of the Town of Mauldin, and being known and designated as Lot 48 of a subdivision known as Glendale II, a plat of which is of record in the R.M.C. Office for Greenville County in Plat Book OOO at Page 55, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the southeastern side of Sycamore Drive at the joint front corner of Lots 47 and 48, and running thence with the southeastern side of Sycamore Drive, S. 49-46 W. 100 feet to a point at the joint front corner of Lots 48 and 49; thence S. 40-14 E. 165 feet to a point at the joint rear corner of Lots 48 and 49; thence N. 49-46 E. 100 feet to a point at the joint rear corner of Lots 47 and 48; thence N. 40-14 W. 165 feet to a point on the southeastern side of Sycamore Drive, at the point of beginning.

The mortgagors agree to maintain guaranty insurance in force until the loan balance reaches 75% or less of the original appraisal or sales price, whichever is less, and the mortgagee may apply for mortgage guaranty insurance to comply with the above, through the mortgage guaranty insurance company insuring this loan, and that the mortgagor agrees to pay to the mortgagee, annually, as premium for such insurance 1/4 of 1% of the principal balance then existing.

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