

MORTGAGE

THIS MORTGAGE is made this 11th day of March 1976, between the Mortgagor, Jerry Wayne Harrington and Donna W. Harrington (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina, whose address is Trade Street Fountain Inn, S. C. 29644 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-nine Thousand Four Hundred and 00/100 (\$29,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 11, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2006

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 _____, State of South Carolina:

ALL that piece, parcel or lot of land, together with the buildings and improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, City of Mauldin, being known and designated as Lot No. 38 on plat of Woodhedge Subdivision, Section 1, prepared by Piedmont Engineers, Architects and Planners, dated August 17, 1973, recorded in the R.M.C. Office for Greenville County in Plat Book 5D, Page 58, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the eastern side of Bluestone Court at the joint front corner of Lots 38 and 39; thence S. 36-54 E., 174.9 feet to an iron pin; thence N. 43-59 E., 110.2 feet to an iron pin at the joint rear corner of Lots 38 and 37; thence N. 47-06 W., 170.24 feet to an iron pin on Bluestone Court; thence with the said Bluestone Court N. 44-58 E., 37.83 feet to an iron pin; thence continuing with said Bluestone Court N. 47-14 E., 72.17 feet to the point of beginning.

Being the same property conveyed to mortgagors by deed of Leake & Garrett, Inc., dated March 11, 1976.



which has the address of Bluestone Court, Woodhedge S/D, Mauldin (Street) (City), South Carolina 29662 (herein "Property Address"); (State and Zip Code)

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.

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