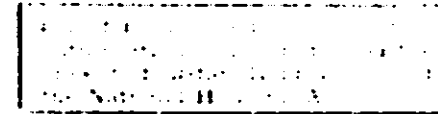


MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
15 10 27 AM '79
S.S. TAYLOR
1979

TO ALL WHOM THESE PRESENTS MAY CONCERN: **JOHN P. REED and ELLAN S. REED**

Simpsonville, South Carolina

hereinafter called the Mortgagors, sends greetings:

WHEREAS, the Mortgagors is well and truly indebted unto **COLONIAL MORTGAGE COMPANY**

organized and existing under the laws of **Alabama** hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of **Thirty-Five Thousand** Dollars (\$ **35,000.00**), with interest from date at the rate of **nine and one-half** per centum (**9.50**) per annum until paid, said principal and interest being payable at the office of **Colonial Mortgage Company, P. O. Box 2571** in **Montgomery, Alabama 36105** or at such other place as the holder of the note may designate in writing, in monthly installments of **Two hundred ninety-four and 30/100** Dollars (\$ **294.30**), commencing on the first day of **March** 1979, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of **February, 2009**.

NOT KNOWN ALL MEN: That the Mortgagors, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagee in hand well and truly paid by the Mortgagors at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, warranted, sold, and released, and by these presents does grant, warrant, sell, and release unto the Mortgagee, its successors and assigns, the following-described real estate situated in the County of **Greenville** State of South Carolina: **In the Town of Simpsonville and being known and designated as Lot No. 13 on a plat of BRENTWOOD Subdivision, Section 2, plat of which is recorded in the RYC Office for Greenville County in Plat Book 4R at page 5 and being also shown on plat of property of John P. and Ellan S. Reed dated January 12, 1979, prepared by J. L. Montgomery, III, R.L.S., and having according to said plat, the following metes and bounds, to-wit; BEGINNING at an iron pin on the southwesterly side of Ashley Oaks Drive at the joint front corner of lots 13 and 14 and running thence with the line of said lots S. 54-00 W. 150.0 feet to an old iron pin; thence S. 36 E. 50.0 feet to an old iron pin at the joint rear corner of lots 12 and 13; thence with the joint line of said lots S. 84-26 E. 155.4 feet to an old iron pin on the southwesterly side of Ashley Oaks Drive; thence with the southwesterly side of Ashley Oaks Drive the following metes and bounds, to-wit: N. 15-35 W. 51.0 feet to an old iron pin; thence N. 26-30 W. 96.9 feet to an iron pin; thence N. 36 W. 9.7 feet to the beginning corner.**

This being the same property conveyed to the Mortgagors herein by deed of Alfred Vaughn to be recorded herewith.

Together with all and singular the rights, tenures, incidents, and appurtenances to the same belonging or in any way incident or appertaining, and all at the rents, issues, and profits which may arise or be had therefrom, and including all fixtures, fittings, and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagors covenants that he is lawfully seized of the premises hereinafore described in fee simple absolute, that he has good right and lawful authority to sell, convey, or otherwise dispose of the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagee further covenants to warrant and to defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagors and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagee covenants and agrees as follows:

1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the times and in the manner therein provided. Privilege is reserved to pay the debt in whole or in part, or to equalize or make monthly payments on the principal that are not due on the note, on the first day of any month prior to maturity, provided, however, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to payment.