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 piece, parcel or lot of land with all improvements thereon situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known as the major portion of Lot No. 13 on plat of Knollwood, recorded in Plat Book EE, at page 35, RMC Office for Greenville County and having, according to a recent survey made by Piedmont Engineering Service dated Jan. 6, 1956, the following metes and bounds:

BEGINNING at an iron pin on the Southwest side of Seminole Drive at the front corner of Lots 13 and 14 and running thence with the joint line of said lots, South 35-35 West 169.8 feet to an iron pin in line of Lot 23; thence with the rear line of Lots 23, 24, 25, North 48-57 West 87.3 feet to an iron pin; running thence North 39-43 East 171.5 feet to an iron pin on the Southwest side of Seminole Drive; thence with the Southwest side of Seminole Drive, South 47-02 East 75 feet to the beginning corner.

This being the same property conveyed to June M. Moseley by deed of Ruth P. Dillard dated December 12, 1968 and recorded January 3, 1969 in Deed Book 859 at page 302 in the RMC Office for Greenville County.

This property is sold subject to all existing and recorded easements, rights of way, reservations, set-back lines and restrictive covenants as recorded in the RMC Office for Greenville County in Deed Book 488, at page 143 and as shown on said plat.

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which has the address of 112 Seminole Drive, Greenville, S. C.

(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 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.

SOUTH CAROLINA - 1 to 4 Family-6-75-FNMA/EHLMC UNIFORM INSTRUMENT with amendment adding Para 24.

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