

ADJUSTABLE MORTGAGE

THIS MORTGAGE is made this 23rd day of April, 1982, between the Mortgagor, Harold E. Alwes and Linda C. Alwes (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-nine thousand and no/100-- (59,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 23, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2012;

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, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being on the eastern side of Steeplechase Court and shown as the greater part of Lot No. 176 on plat entitled "Heritage Lakes Subdivision", prepared by Heaner Engineering Company, Inc., dated March 11, 1976, revised October 20, 1977, and recorded in Plat Book 6H, page 15, RMC Office for Greenville County, South Carolina. Reference is hereby made to plat made for Michael Paul and Claudia Riddle Quinn by Freeland & Associates, dated November 13, 1979 and recorded in Plat Book 7-S, page 13, RMC Office for Greenville County, South Carolina. Said property is more fully described on plat made for Harold E. and Linda C. Alwes by Carolina Surveying Company, dated April 19, 1982, to be recorded herewith in the RMC Office for Greenville County, South Carolina, which gives the following metes and bounds description:

BEGINNING at an old iron pin on Steeplechase Court and running thence with the common lot line of Lot No. 176 and Lot No. 176, S77-21-41E, 149.5 feet to an old iron pin; thence, along a line through Lot No. 176, S8-38E, 96.90 feet to an old iron pin, corner of Lot No. 176 and 177; thence, along the common line of Lot Nos. 176 and 177, S89-17-17W, 163.4 feet to an old iron pin on the eastern side of Steeplechase Court; thence, along the eastern side of Steeplechase Court, N1-49-58W, 74.24 feet to an iron pin; thence, N5-24-10E, 56.68 feet to an old iron pin, the point of beginning.

This conveyance is made subject to all rights-of-way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

Derivation: This being the property conveyed to the Mortgagors herein by deed of Michael Paul Quinn and Claudia Riddle Quinn, dated April 13, 1982, to be recorded herewith in the RMC Office for Greenville County, South Carolina, which has the address of Lot 176 Heritage Lakes, Simpsonville, South Carolina 29681 (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.

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SOUTH CAROLINA TAX COMMISSION DOCUMENTARY STAMP APR 26 1982

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