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DONNIE S. TANKERSLEY
R.M.C.

BOOK 1370 PAGE 637

MORTGAGE

THIS MORTGAGE is made this 18th day of June, 1976, between the Mortgagor, Paul A. Reznikoff and Carol Ann Reznikoff

(herein "Borrower"), and the Mortgagee, Home Savings and Loan Association of the Piedmont, a corporation organized and existing under the laws of South Carolina, whose address is 208 East First Avenue, Easley, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy Three Thousand Two Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on twenty-five years (25) from date;

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, situate, lying and being in the State of South Carolina, County of Greenville, on the eastern side of Henderson Road, known and designated as Lot 9 on a plat of Gower Estates, Section E, recorded in the RMC Office for Greenville County, South Carolina in Plat Book BBB, page 71, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Henderson Road at the joint front corner of Lots 9 and 10; thence with the line of Lot 10, N. 84-28 E. 317.4 feet to an iron pin; thence S. 15-34 E. 100 feet to an iron pin at the joint rear corner of Lots 8 and 9; thence with the line of Lot No. 8, S. 74-15 W. 407.2 feet to an iron pin on Henderson Road; thence with said road, N. 10-47 W. 55.3 feet to an iron pin; thence continuing with said Henderson Road, N. 26-00 E. 135.7 feet to an iron pin at the beginning corner.



which has the address of 467 Henderson Road, Greenville, South Carolina (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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