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S.C.

MORTGAGE

THIS MORTGAGE was made this 10th day of October 1980, between the Mortgagor B. Raymond Peoples and Susan G. Peoples (herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

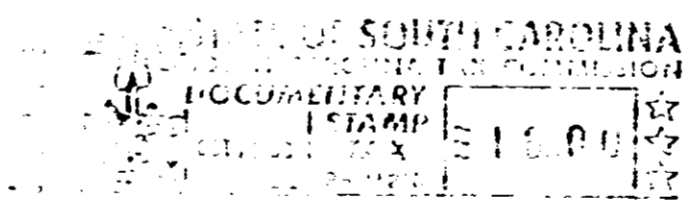
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand and No/100 (\$40,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 10, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2010.

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, and being shown and designated as Lot No. 146, Brentwood, Section IV, on plat entitled "Property of Raymond Peoples and Susan G. Peoples" as recorded in Plat Book 8-6 at Page 68, in the RMC Office for Greenville County, S.C., and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of Brentwood Way, joint front corner of Lots 145 and 146 and running thence along the joint line S. 13-00 E. 229.27 feet to an iron pin in the line of a creek, said point being the joint rear corner of Lots 145 and 146; thence running along the creek as the line N. 88-06 W. 38.15 feet to an iron pin; thence proceeding along the creek S. 53-10 W. 61.09 feet to an iron pin, being the joint rear corner of Lots 147 and 146; thence proceeding along the joint line of said lots, N. 17-07 W. 235.4 feet to an iron pin on the Southeastern side of Brentwood Way, joint front corner of Lots 146 and 147; thence turning and running N. 72-09 E. 110 feet to the point and place of beginning.

THIS being the same property conveyed to the mortgagors herein by deed of James Leary Builders, Inc. as recorded in Deed Book 1135 at Page 246, in the RMC Office for Greenville County, S.C., on October 10, 1980.



which has the address of Lot 146, Brentwood Way, Simpsonville, S. C. 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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