

GREENVILLE, S. C.

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SONNERSLEY R.M.C.

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MORTGAGE

THIS MORTGAGE is made this _____ day of _____ October _____, 1980, between the Mortgagor, Carl E. Reid and Walter S. Alford (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Three Hundred Forty Two Thousand Five Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 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 1985;

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:

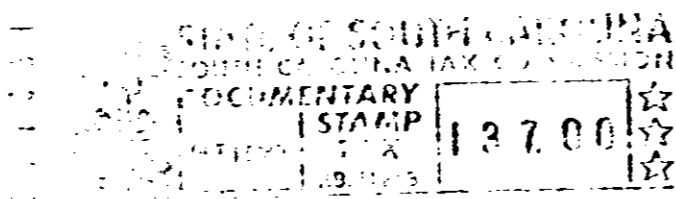
ALL that certain piece, parcel or tract of land containing 95.85 acres, more or less, together with all the improvements thereon, being known and designated as Cardinal Lake Estates Subdivision. A portion of said property as being shown on plat recorded in the RMC Office for Greenville County in Plat Book XX, Page 139, and containing approximately 51.85 acres.

ALSO THE REMAINING 44 ACRES, MORE OR LESS, BEING DESCRIBED AS FOLLOWS:

That tract located to the east and southeast of the above described property and being bounded on the northeast by Jessie Batson; on the south and southeast by State Park Road; on the west and southwest by Batson, Kimble and Barnett and on the northwest by property shown in Plat Book XX, Page 139 excluding however, Lots 1,2,3 and 41 as shown in Plat Book XX, Page 139, which said lots have heretofore been conveyed.

The above described property is being re-subdivided and will be known and designated as Sections 1, 2 and 3 of Oak Hollow Subdivision on survey by Dalton & Neves, dated October, 1980, which plat will be recorded in the RMC Office for Greenville County upon approval by the Greenville County Planning Commission. The property is known as the following for block book reference: 498.1-1-55.1; 498.1-1-56; 498.1-1-54.1 and 498.1-1-61.1

This is the identical property as conveyed to the mortgagors by deed of Cardinal Lake Properties, A Partnership, to be recorded on even date herewith.



which has the address of State Park Road Greenville

South Carolina 29609 (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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