

MORTGAGE

THIS MORTGAGE is made this . 19_78, between the Mortgagor,	22nd	day of _	August,	
	, (herein "Borrow	er"), and the	Mortgagee, First	Federal
Savings and Loan Association, a con	rporation organized and	existing under	the laws of the Unit	ed States
of America, whose address is 301 C	ollege Street, Greenville,	South Carolin	a (herein "Lender")).

WHEREAS, Borrower is indebted to Lender in the principal sum of <u>Sixteen Thousand</u> and no/100----(\$16,000.00)----- Dollars, which indebtedness is evidenced by Borrower's note dated <u>August</u>, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on <u>lst day</u> of September,; 1988.

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 bt of land situate, lying and being in the State of South Carolina, County of Greenville, Paris Mountain Township, on the western side of White Horse Road, being a portion of Lot No. 1 of the E. E. Ware property as shown on a plat thereof, prepared by J. Coke Smith, November 28, 1953, and having according to a plat of the property belonging to E. E. Ware, Jr., prepared by J. Coke Smith and Son, March 30, 1955 and recorded in the R.M.C. Office for Greenville County in Plat Book LL at page 171, the following metes and bounds, to-wit:

BEGINNING at a nail in the center of the White Horse Road at the corner of property belonging to Nancy W. Dalton and running thence along the line of that property S. 57-32 W., 556.7 feet to an iron pin on the line of property belonging to G. W. Davis; thence along the Davis line N. 28-50 W., 123.7 feet to an iron pin; thence continuing along the line of the Davis property N. 57-32 E., 315 feet to an iron pin at the rear corner of a lot recently sold to W. L. Burger; thence continuing along the line of that Lot N. 56-57 E., 251.3 feet to a nail in the center of White Horse Road, thence along the center of the White Horse Road S. 24-07 E., 126.2 feet to the beginning corner. LESS, HOWEVER: ALL that certain piece, parcel or lot of land lying and being in Greenville County, State of South Carolina, Paris Mountain Township, on the eastern side of Erawee Road and being a portion of Lot #1 as shown on plat of E. E. Ware property, plat prepared by J. Coke Smith dated November 28, 1953 and being more particularly shown as a 0.693 acre parcel on plat of James M. Sherlin prepared by Webb Surveying and Mapping Company dated October 20, 1976 and according to said plat having the following metes and bounds to wit:

BEGINNING at an iron pin on the eastern side of Erawee Road, said point being 200 feet S. 28-24 E. from the intersection of Erawee Road and Eastbourne Road; thence N. 57-32 E., 250 feet to an iron pin; thence S. 28-24 E., 123.2 feet to an iron pin; thence S. 57-32 W., 250 feet to an iron pin on the eastern side of Erawee Road; thence with Erawee Road, N. 28-24 W., 123.2 feet to the point of beginning.

For deed into Mortgagor, see deed from Juanita F. Sherlin, dated August 22, 1978, and recorded August 22, 1978 in the R.M.C. Office for Greenville County.

which has the address of 6413 White Horse Road, Greenville,

| South Carolina 29611 (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 Sideclarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance oppolicy insuring Lender's interest in the Property.

SOUTH CAROLINA - 1 to 4 Family-6 75-FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para 24)

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