

JUN 18 11 45 AM '79

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 18th day of June,
19 79, between the Mortgagor, Rodney G. Latham, III and Linda H. Latham,
(herein "Borrower"), and the Mortgagee, First Federal
Savings and Loan Association, a corporation organized and existing under the laws of the United States
of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

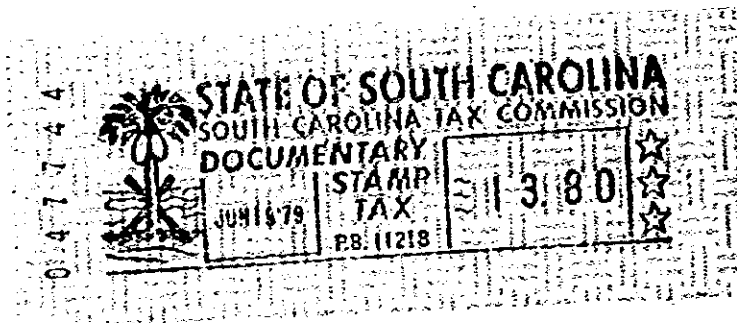
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Four Thousand Four
Hundred Eighty and 59/100 Dollars, which indebtedness is evidenced by Borrower's
note dated June 18, 1979, (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December
1, 2006;

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, known and designated
as Lot No. 11, Ferncreek Subdivision, on plat prepared by Dalton & Neves
Co., Engineers, recorded in the RMC Office for Greenville County, S.C.
in Plat Book 5-D at Page 28; reference to said plat the following metes
and bounds, to-wit: There is reserved a right-of-way in favor of Riddle,
property and is described as follows:

BEGINNING at an iron pin, joint front corner of Lots Nos. 11 and 12, and
running thence S. 35-33 E. 12 feet to a point in Lot No. 11; thence
running N. 47-13 E. 228.3 feet to a point in the rear line of Lot No. 11;
thence running N. 49-15 W. 12 feet to an iron pin, joint rear of Lots
Nos. 11 and 12; running thence with the joint line of said lots, S. 47-
13 W. 228.3 feet to an iron pin, point and place of beginning, this
right-of-way being 12 feet in width and running parallel with the joint
line of Lots Nos. 11 and 12.

THIS being the same property conveyed to the mortgagors herein by deed of
Michael A. Durham and Loretta C. Durham as recorded in the RMC Office
for Greenville County, S.C. in Deed Book 1104 at Page 943, on June
18, 1979.



which has the address of Lot 11, Ferncrest Court Greenville,
(Street) (City)
S.C. 29605 (herein "Property Address");
(State and Zip Code)

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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