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MORTGAGE

, (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").

Confederate Avenue; thence with the north side of Confederate Avenue, N. 84 E., 100 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Donald Patton Setzer, to be recorded of even date herewith.

JUN 27 1984 y R.M.C. REASLEY 2 34 PH 184

Mainenicod, Valker, Tood & Main (ABS)

702 Confederate Circle, Taylors, South Carolina

_(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, Grents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and Wall 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 Gwarrant 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 Golicy insuring Lender's interest in the Property.

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