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DORRIS S. SLEY

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MORTGAGE

THIS MORTGAGE is made this 30th day of March 1984, between the Mortgagor, s. Michael Lee Hall and Debra S. Hall (herein "Borrower"), and the Mortgagee, FIRST PIEDMONT FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina, whose address is 210 South Limestone Street - Gaffney, South Carolina 29340 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-one Thousand Eight Hundred and no/100 (\$31,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 30, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2014.

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 situate, lying and being in Dunklin Township, Greenville County, State of South Carolina, containing 29 acres, more or less, and being shown as tract No. 2 on a plat recorded in the RMC Office for Greenville County, South Carolina, in Plat Book E at Page 106. For a more complete description of the tract herein conveyed reference is invited to said plat and also to a deed for the said property recorded in Volume 51 at Page 150, RMC Office for Greenville County, South Carolina.

This is the same piece, parcel or tract of land conveyed unto the grantors herein by deed of J. Hoyt King, et. al. dated March 30, 1984, and of record in the RMC office for Greenville County, South Carolina, in Deed Book 209 at Page 211.

STATE OF SOUTH CAROLINA
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which has the address of Rt. 3, Holliday Dam Road, Belton, South Carolina 29627 (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 seized 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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