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DONNIE S. TANKERSLEY
R.M.C.**United Federal Savings and Loan Association**

Fountain Inn, South Carolina

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } SS:**MORTGAGE**
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Charles F. Sims, Jr. and Lewis C. Barker, Jr.

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF Fountain Inn, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by

reference, in the sum of Thirty Two Thousand Four Hundred and no/100-----DOLLARS (\$ 32,400.00.....), with interest thereon from date at the rate of eight* per centum per annum, said principal and interest to be paid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.

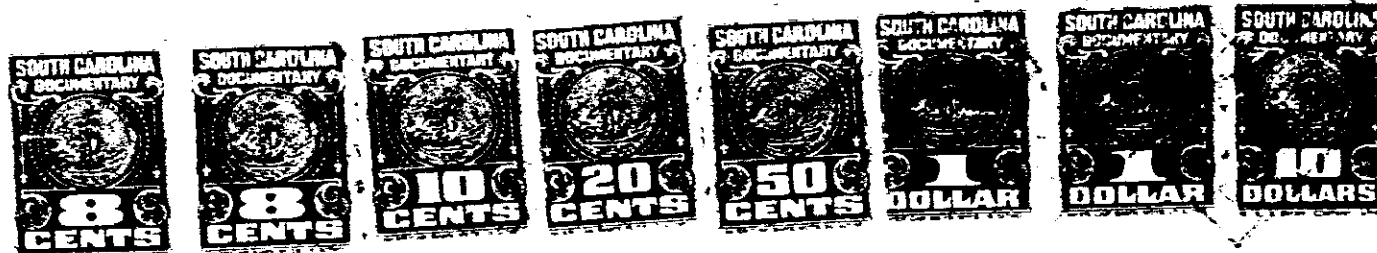
March 1, 1999

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the town of Mauldin, on the northwestern side of Over Creek Road, and being known and designated as Lot 68 on a plat of Forrester Woods, Section 2, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4X at Page 64 and having according to said plat the following metes and bounds:

BEGINNING at a point on the northwestern edge of Over Creek Road at the joint front corner of Lots 68 and 71 and running thence along a line of Lot 71 N. 78-47 W. 150 feet to a point; thence along lines of Lots 70 and 69 N. 15-24 E. 110.6 feet to a point; thence along a line of Lot 67 S. 78-47 E. 144.0 feet to a point on the northwestern edge of Over Creek Road; thence along the northwestern edge of Over Creek Road S. 11-13 W. 110 feet to the beginning corner.

*Interest rate is subject to escalation provision as set forth in Mortgage Note.



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