

DANNIE S. TANNER ROLEY
R.M.C.

MORTGAGE

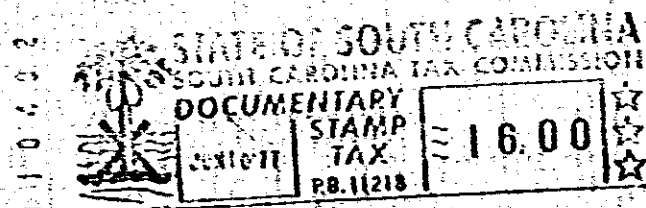
THIS MORTGAGE is made this 10th day of June 1977, between the Mortgagor, Charles E. Donaldson and Janice A. Donaldson (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand and No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated June 10, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 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 County of Greenville, State of South Carolina in the City of Mauldin being known and designated as Lot No. 52 on a plat of Forrester Woods, Section 7, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 5P at Pages 21 and 22 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the eastern side of Cherry Hill Road at the joint front corner of Lots 51 and 52 and running thence with the common line of said lots, S. 76-18 W. 140 feet to a point; thence N. 29-40 W. 105 feet to a point at the joint rear corner of Lots 192 and 52; thence with the common line of said lots, N. 73-28 E. 150.4 feet to a point on the eastern side of Cherry Hill Road; thence with the eastern side of said Cherry Hill Road, S. 23-29 E. 110 feet to the point of beginning; and being the same property conveyed to the mortgagors herein by deed of YB Developers, Inc. dated June 10, 1977, recorded herewith in the RMC Office for Greenville County.



which has the address of Cherry Hill Road, Forrester Woods, Route 6, Greenville, South Carolina (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 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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