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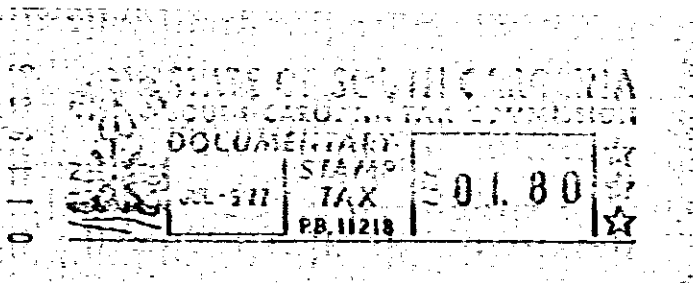
GONNIE S. TANKERSLEY
R.H.C. **MORTGAGE**

THIS MORTGAGE is made this 5th day of July 1977, between the Mortgagor Giles B. Runion (also known as Giles B. Runion, Jr.) and Barbara M. Runion (herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Five Hundred and no/100 (\$4,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 5, 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 July 1st, 1984.

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 piece, parcel or lot of land lying, being and situate on the West side of Duke Street and on the South side of Pennsylvania Avenue, in the Town of Greer, Greenville County, South Carolina, and being known and designated as Lot No. One Hundred Eighty (180) on plat entitled "Subdivision of Greer Mill Village, Greer, S. C." made by Dalton and Neves, January, 1951 and which plat has been recorded in the R. M. C. Office for said County in Plat Book GG, page 15; said lot also being known as no. 200 Duke Street, and fronts thereon 122 feet. This being the same property which was conveyed to mortgagors herein by Les- sie D. Brewton by deed recorded on July 10, 1964 in the said office in Deed Book 752, page 568.

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which has the address of 200, Duke Street, Greer, S. C. 29651 (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improve- ments 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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