

MORTGAGE

THIS MORTGAGE is made this 9th day of December
1977, between the Mortgagor, David R. Dempsey and Sandra L. Dempsey
(herein "Borrower"), and the Mortgagee, South Carolina
Federal Savings and Loan Association, a corporation organized and existing under the laws of the 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 - - Thirty-six thousand
four hundred (\$36,400.00) - - Dollars, which indebtedness is evidenced by Borrower's note
dated December 9, 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 November 1, 2007

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 repay-
ment 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 Greenville County, South Carolina, being shown and designated
as Lot 22 on a Plat of WESTMINSTER VILLAGE, Section I, recorded in the
RMC Office for Greenville County in Plat Book 5-P, at Page 40, and
having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the north side of Woodstock Lane, joint
front corner of Lots 22 and 23, and running thence N 16-07 E, 135 feet
to an iron pin in the line of J. C. Phillips property; thence with the
line of said Property, S 73-53 E, 74.95 feet to an iron pin on the west
side of Phillips Lane; thence with the west side of said Lane, S 15-56 E,
94.62 feet to an iron pin; thence S 32-38 W, 33.09 feet to an iron pin
on the north side of Woodstock Lane; thence with the north side of
Woodstock Lane, N 85-09 W, 118.03 feet to an iron pin, the point of
beginning.

This is the same property conveyed to the Mortgagors herein by deed of
Douglas Company, dated December 9, 1977, to be recorded simultaneously
herewith.

which has the address of 100 Woodstock Lane, Route 4, Greer, S. C. 29651
(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 im-
provements 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 at-
tached to the property, all of which, including replacements and additions thereto, shall be deemed to be and re-
main 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 gen-
erally 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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