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DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 4th day of May, 1978, between the Mortgagor, BAXTER C. HAMMETT & MARGARET M. HAMMETT (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTEEN THOUSAND AND NO/100 (\$13,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 1998;

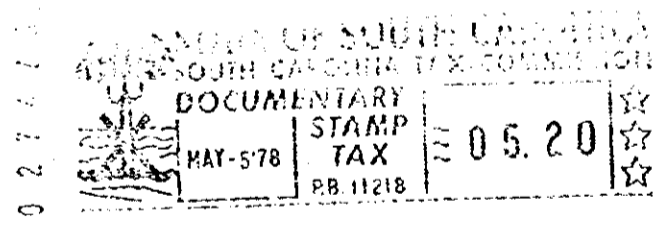
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 with all improvements thereon or hereafter constructed thereon in Cleveland Township, County and State aforesaid, on the north side of the Geer Highway, near Marietta, S. C., containing approximately three acres, more or less, according to survey made by W. A. Hester, made April 15, 1946, described as follows:

BEGINNING at an iron pin on south side of Slaughter Pen Road, corner of property of J. A. McCarson, now Ed Hunt, and running thence with southern side of road as follows: S. 79 E. 3.25 chains; S. 53 E. 51 links; S. 16 E. 90 links; S. 7-30 E. 3.40 chains and S. 18 W. 3 chains to stake at northwest corner of intersection of Slaughter Pen Road and Geer Highway; thence with said Geer Highway as follows: N. 43 W. 2 chains; N. 50 W. 1.88 chains and N. 58 W. 1.96 chains to stake on Highway at corner of property of J. A. McCarson, now Ed Hunt; thence with his line N. 15 E. 4.33 chains to beginning corner.

This being the same property conveyed to Margaret M. Laws (now Margaret M. Hammett in Deed Book 364, page 116, on November 4, 1948, and being the same property conveyed to Baxter C. Hammett by deed of Ruby M. Looper (one-half interest) of even date herewith and recorded in the RMC Office for Greenville County simultaneously herewith.

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which has the address of Highway 276, Route 1, Marietta, S.C. 29661 (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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