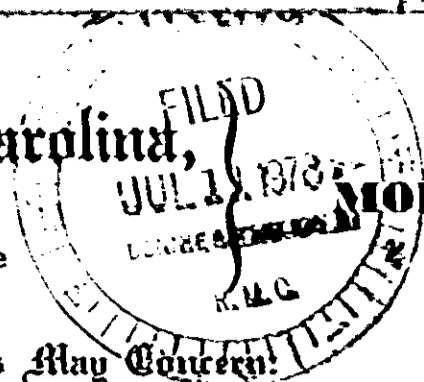


State of South Carolina,

BOOK 1437 PAGE 794



MORTGAGE OF REAL ESTATE

County of Greenville

To All Whom These Presents May Concern:

THIS MORTGAGE is made this 22nd day of June, 1978

between the Mortgagor, William P. Bonner and Myra H. Bonner

(herein "Borrower"), and the Mortgagee, FIRST PIEDMONT FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is GAFFNEY, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of SIXTY-NINE

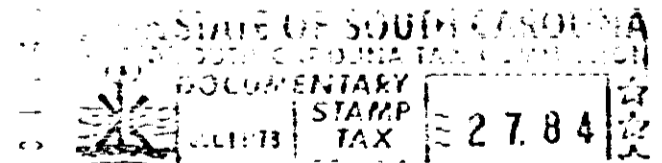
THOUSAND, SIX HUNDRED AND NO/100

(\$69,600.00) Dollars, which indebtedness is evidenced by Borrower's note of even date herewith (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 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 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: in Gantt Township, on the southwest side of Bartram Grove Road, and being known and designated as Lot Number One Hundred, Eleven (111), of Section Two (2) of Chanticleer, as shown by a plat thereof made by R. K. Campbell, dated August 30, 1965, and recorded in the R. M. C. Office for Greenville County, S.C., in Plat Book "JJJ", at page 7, and being more fully described on said plat as follows: BEGINNING at an iron pin on the southwest side of Bartram Grove at the joint front corner of Lots Nos. 110 and 111 and running thence S. 38-33 W. 171.9 feet to iron pin; thence turning and running along the rear lot line of Lot No. 111, S. 51-55 E. 120 feet to an iron pin; thence turning and running along the joint lines of Lots Nos. 111 and 112, N. 38-33 E. 170.9 feet to iron pin on Bartram Grove; thence turning and running along Bartram Grove, N. 51-27 W. 120 feet to the point of beginning.

This is the identical property conveyed to William P. Bonner and Myra H. Bonner by Carolyn H. James by deed dated June 22nd, 1978, and recorded in the office of the Register of Mesne Conveyance for Greenville County, County, S. C., in Deed Book 1082, at page 155.

The above described property is subject to the easements and restrictions shown on the plat hereinabove referred to and to restrictive covenants which are recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 784, at page 329.



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 in the event 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 easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

UNIFORM COVENENTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.

MORTGAGE OF REAL ESTATE

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