

FILED
GREENVILLE CO. S. MORTGAGE

THIS MORTGAGE is made this 28th day of July, 1978
between the Mortgagor, Randy T. Emery and Vickie E. Emery
(herein "Borrower"), and the Mortgagee, GREER FEDERAL
SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH
CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of
--THIRTY THOUSAND AND NO/100 (\$30,000.00)-- Dollars, which indebtedness is
evidenced by Borrower's note dated July 28, 1978 (herein "Note"), providing for monthly install-
ments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on
January 1, 1999.

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 in Glassy Mountain Township, County of
Greenville, State of South Carolina, located on the eastern side of Highway S23-44
and being shown and designated as Lot No. 2 on plat of property made for Albert
Emery by W. N. Willis and S. D. Atkins, Surveyors, dated December 30, 1971, and
having the following courses and distances, to-wit:

BEGINNING at a nail in the center of Highway No. S23-44, 2370 feet from the
intersection of said highway and Highway No. 11, and running thence S. 76-45 E. 30
feet to an iron pin on the eastern side of said highway; thence on the same course for
a total distance of 502 feet to iron pin in old road; thence along and with old road
the following courses and distances: S. 16-20 E. 80 feet to old pin; thence S. 19-
55 E. 107 feet to old pin; thence S. 15-40 W. 82 feet to old pin; thence S. 30-10 W. 67
feet to old pin; thence S. 57-45 W. 67.2 feet to old pin; thence S. 49-05 W. 5 feet to
corner of Lot No. 1 on said plat; thence as the common line of Lots 1 and 2, N. 68 W.
548 feet to nail in center of Highway No. S23-44 (iron pin set back 43 feet on east
side of road); thence with the center of said highway N. 18-50 E. 100 feet; thence with
center of highway N. 14 E. 100 feet to nail; thence still with said highway N. 10-20 E.
80 feet to the beginning corner, and containing 4.2 acres, more or less.

This being the same property conveyed to mortgagors by deed of Alvin Emery
and Yvonne Emery dated June 27, 1973, and recorded June 29, 1973, in Deed Book
977 at page 884, R.M.C. Office for Greenville County.

This mortgage is being given in conjunction with and is co-equal with mortgage
of even date given to Bankers Trust of South Carolina, both of which are to be recorded
simultaneously herewith.

which has the address of Route 2, Highway 44, Landrum,
(Street) (City)
South Carolina 29356 (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 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 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.