

MORTGAGE

THIS MORTGAGE is made this 28th day of August, 19 78, between the Mortgagor, DONALD RICHARD WATSON and PRISCILLA F. WATSON (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 FOURTY-NINE THOUSAND FOUR HUNDRED and 00/100-----Dollars, which indebtedness is evidenced by Borrower's note dated August 28, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2003;

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:

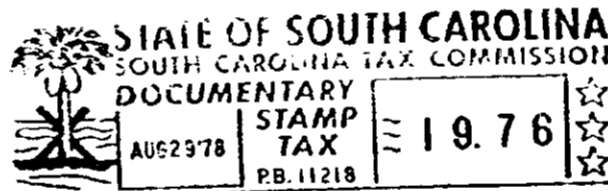
ALL that certain parcel or lot of land situated on the east side of State Highway No. 14 between the City of Greer and Pleasant Grove Baptist Church in Chick Springs Township of Greenville County, State of South Carolina, and being shown as the property of Johnny D. Few according to a survey and plat by John A. Simmons, Registered Surveyor, dated March 21, 1963, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the right-of-way line of the highway, corner of Carl W. Stack property, and runs thence along the Stack line, S. 79-52 E. 179.9 feet to an iron pin; thence along the line of Mat Wood, S. 2-00 W. 141.7 feet to a stone, corner of Edwards property; thence along the Edwards line, N. 88-00 W. 183.4 feet to a nail in the driveway on the right-of-way line of the highway, iron pin at 9 feet on line; thence along the right-of-way line, N. 3-47 E. 166.9 feet to the beginning corner.

THIS is the same property conveyed to mortgagor by Paul T. Edwards and Evelyn B. Edwards by deed of even date herewith, to be recorded.

MORTGAGEE'S ADDRESS:
PO Box 969
Greer, SC 29651

033728



which has the address of 1217 South Main Street Greer
(Street) (City)
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 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.