

MORTGAGE

THIS MORTGAGE is made this 25 day of August 1978 between the Mortgagor, CHARLES EARL DILL AND THERESA P. DILL (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of the United States of America, 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 Fourteen Thousand Seven Hundred and 00/100 (\$14,700.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 25, 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, 1998

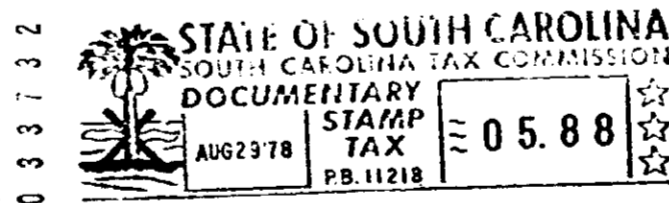
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina, and being a 5.44 acre tract, more or less, located along the southern edge of Sweet Gum Road, and having the following metes and bounds, to-wit:

BEGINNING at a point on the southern edge of the right-of-way of Sweet Gum Road, and running thence with Sweet Gum Road, the following courses and distances, to-wit: S. 52-31 E. 100 feet; S. 32-41 E. 100 feet; S. 24-51 E. 100 feet; S. 32-28 E. 100 feet; S. 42-29 E. 130 feet; S. 50-34 E. 100 feet; S. 60-30 E. 100 feet; S. 74-46 E. 100 feet; S. 73-14 E. 100 feet; S. 68-06 E. 200 feet; S. 68-52 E. 100 feet; S. 71-27 E. 350 feet; S. 69-31 E. 160 feet; S. 75-02 E. 200 feet; S. 89-31 E. 155 feet; N. 78-32 E. 200 feet; N. 81-38 E. 109.3 feet; thence with the line of property now or formerly of Kelley, in a due south direction, 100 feet, more or less, to a stone on a branch; thence with the branch as the line, approximately 2800 feet to a point; thence leaving said branch and running north approximately 150 feet, more or less, to the southern side of Sweet Gum Road, the point of beginning.

This is the same property conveyed to Mortgagors herein by deed of Millard H. Lee, dated August 25, 1978, and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 1086, at Page 306.

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Sweet Gum Road which has the address of [Street] [City] (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 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.

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