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MORTGAGE

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THIS MORTGAGE is made this 30th day of August, 1978, between the Mortgagor, Willard Perry Robinson (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of South Carolina whose address is P.O. Box 10148, Greenville, South Carolina, 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-eight Thousand Seven Hundred Dollars, which indebtedness is evidenced by Borrower's note dated August 30, 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 January 1, 2009 *W.P.R. & G.R.*

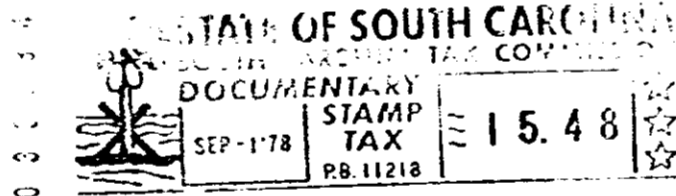
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To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance 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 situate, lying and being in Greenville County, South Carolina, and according to plat made by Carolina Surveying Company January 8, 1978, recorded in Plat Book 6-Q at Page 37, having the following metes and bounds, to wit:

BEGINNING at a point in the center of Motor Boat Club Road at corner of property of James P. Robinson and running thence with the line N 2-17 E 335.6 feet to an iron pin; thence S 87-24 E 100 feet to an iron pin; thence S 6-30 W 301.6 feet to a point in the center of Motor Boat Club Road; thence with the center of said road S 68-30 W 85 feet to the point of beginning.

This is the same property conveyed to mortgagor herein by deed of Edna R. Washington recorded May, 1978 in Deed Book 1079 at Page 598.



which has the address of Route 1, Motor Boat Club Road, Greenville, (Street) (City) S. C. 29611 (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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