

**MORTGAGE**

THIS MORTGAGE is made this 31st day of August, 1978, between the Mortgagor, Boyd Tollison, Jr. and Mildred W. Tollison, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

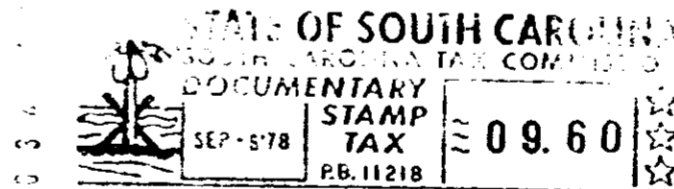
WHEREAS Borrower is indebted to Lender in the principal sum of Twenty-Four Thousand and 00/100 (\$24,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 31, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 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 piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, near the City of Greenville, and being known and designated as Lot Number 59 of the Property of Wm. R. Timmons, Jr., according to a plat of record in the RMC Office for Greenville County in Plat Book XX at Page 9, and having following metes and bounds, to-wit:

BEGINNING at a point on the southwestern side of Penarth Street at the joint front corner of Lots 58 and 59 and running thence with the southwestern side of Penarth Street, N. 31-07 W. 90 feet to a point at the joint front corner of Lots 59 and 60; thence S. 58-53 W. 175 feet to a point at the joint rear corner of Lots 59 and 60; thence S. 31-07 E. 90 feet to a point at the joint rear corner of Lots 58 and 59; thence N. 58-53 E. 175 feet to the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Clyde L. Dorr recorded in the RMC Office for Greenville County on May 6, 1964 in Deed Book 748 at Page 233.



which has the address of 202 Penarth Street Greenville,  
(Street) (City)  
South Carolina 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.