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MORTGAGE

DONNIE S. TANKERSLEY

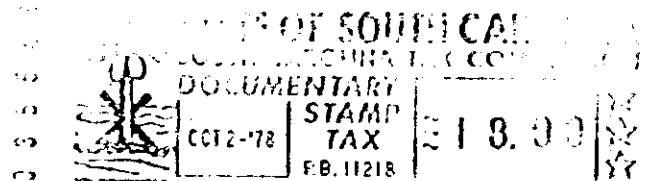
THIS MORTGAGE is made this 28 day of September, 19 78, between the Mortgagor, Michael T. and Sandra K. Peace (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Five Thousand and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated September 27, 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 March 1, 2008;

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: in Highland Township, containing 4.18 acres according to a plat prepared for Michael T. Peace by Lindsey & Associates, Surveyors, dated April 14, 1978 and recorded in Plat Book 6-P at page 26 in the RMC Office for Greenville County, and having such metes and bounds as appear by reference to said plat. Said lot fronts on the southerly side of Pleasant Hill Road, a total distance of 554.46 feet.

LESS HOWEVER; a small rectangular-shaped Graveyard site, measuring 24 feet by 20 feet, as shown on said plat.

THIS is the identical property conveyed to the Mortgagors by deed of Velma S. Peace and Cleveland H. Peace, recorded in Deed Book 1078 at page 360 on May 2, 1978.



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which has the address of Route 3, Pleasant Hill Rd., Greer, S. C. 29651 (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 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.

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