

MORTGAGE

THIS MORTGAGE is made this 15th day of November, 1978, between the Mortgagor, George L. Spencer & Susan O. Spencer, (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").

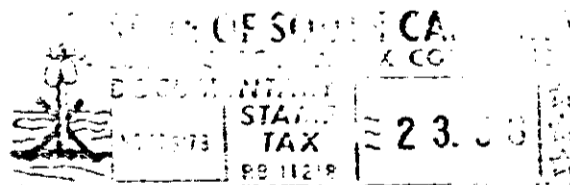
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty nine thousand eight hundred fifty & 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 15, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December, ..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:

ALL that piece, parcel or lot of land in the County of Greenville, State of South Carolina, being known and designated as Lot No. 129 on a plat of PINE BOOK FOREST Subdivision according to a plat prepared by Charles K. Dunn, Surveyor, said plat being recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4 X at Pages 48 & 49, having according to said plat the following metes and bounds description;

BEGINNING at an iron pin at the joint front corners of Lots Nos. 129 and 143 and running thence with the line of said lots, N. 1-23 E. 158.8 feet to a point at the joint rear corner of Lots Nos. 129, 143 and 130; thence running along the line of Lots 129 and 130, S. 88-20 E. 151 feet to a point at the edge of Green Road; thence running along Green Road, S. 1-40 W. 120 feet to an iron pin; thence running S. 46-40 W. 35 feet to a point on the edge of Cannon Circle; thence running along Cannon Circle S. 85-20 W. 125 feet to the point of BEGINNING.

This being the same property conveyed to the Mortgagors herein by deed of Rosamond Enterprises, Inc. of even date to be recorded herewith.



which has the address of Route 14, 17 Cannon Circle, Greenville, S.C,
(Street) (City)
29607 (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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