

**MORTGAGE**

THIS MORTGAGE is made this 17th day of November,  
1978 between the Mortgagor, Eugene C. Dentler and Olga S. Dentler,  
(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").

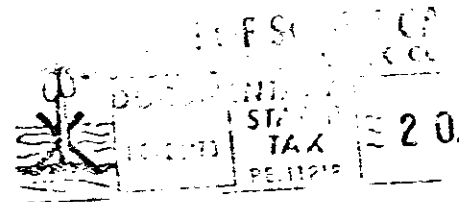
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Two Thousand  
and no/100 Dollars, which indebtedness is evidenced by Borrower's  
note dated November 17, 1978, (herein "Note"), providing for monthly installments of principal  
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on  
August 1, 2009

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 with all buildings and improvements  
thereon, situate, lying and being on the eastern side of Shetland Way in  
Greenville County, South Carolina, being known and designated as Lot No.  
28 as shown on a plat of River Downs made by Piedmont Engineers, Archi-  
tects & Planners, dated July 17, 1974, recorded in the R.M.C. Office for  
Greenville County, South Carolina in Plat Book 4-R at Page 75 and having  
according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Shetland Way at the joint  
front corner of Lots Nos. 28 and 29 and running thence along the common  
line of said lots, S. 69-00 E. 320.00 feet to an iron pin; thence S. 15-  
47 W. 208.62 feet to an iron pin; thence N. 51-00 W. 368 feet to an iron  
pin on the eastern side of Shetland Way; thence along the eastern side of  
Shetland Way, N. 31-03 E. 63.0 feet to an iron pin and N. 21-01 E. 32.0 feet  
to an iron pin, the point of beginning.

The above property is the same property conveyed to Eugene C. Dentler and  
Olga S. Dentler by deed of United Builders, Inc. of even date to be recorded  
herewith.



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which has the address of Lot No. 28 Shetland Way, River Downs, Greer,  
S. C. 29651 (herein "Property Address");  
(Street) (City) (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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