

MORTGAGE

THIS MORTGAGE is made this nineteenth day of December, 1978, between the Mortgagor, Robert Gregory and Valarie S. Gregory, (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 Forty thousand and 00/100 (\$40,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 19, 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 8-1-2009

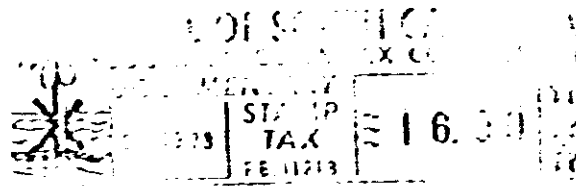
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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:

BEGINNING at a point on the southeastern edge of Enoree Court at the joint front corner of Lots 21 and 22 and running thence along a line of Lot 21 S 75 E 200 feet to a point; thence S 15-00 W 180 feet to a point; thence along a line of that Lot 25 N 75 W 200 feet to a point on the southeastern edge of Enoree Court; thence along the southeastern edge of Enoree Court N 15-00 E 180 feet to the beginning corner.

This is the identical property conveyed to the grantor by deed of Larry G. Shaw Builder, Inc. dated March 11, 1977, recorded in the RMC Office for Greenville County in Deed Book 1052 at Page 597.

This conveyance is made subject to any restrictions or easement as may appear of records, on the recorded plats, or on the premises.

For a more complete property description see lots 22 & 23 on a plat of Enoree Heights, dated August, 1960, prepared by J. Mac Richardson RLS and recorded in the RMC Office of Greenville County, SC in Plat Book RR at Page 63, having according to said plat the above stated metes and bounds.



which has the address of Enoree Court Taylors, SC (State and Zip Code) (herein "Property Address");

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.

0369

4328 RV-2