

MORTGAGE

THIS MORTGAGE is made this 21st day of December, 1978, between the Mortgagor, William L. Grayson and Brenda F. Grayson, (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").

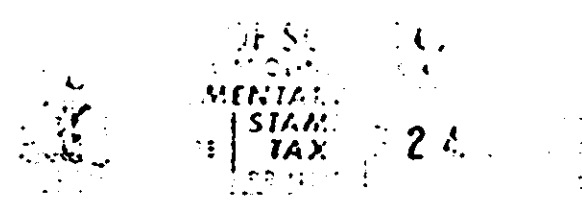
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-Two Thousand and No/100 (\$62,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 21, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 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 certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 84 of a subdivision known as Pebble Creek, Phase I, as shown on plat thereof being recorded in the R.M.C. Office for Greenville County in Plat Book 5-D, at Pages 1-5, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of Whittlin Way at the joint front corner of Lot Nos. 83 and 84, and running thence along the common line of said Lots N. 80-31 E. 158.9 feet to an iron pin at the joint rear corner of said Lots; thence turning and running along the 11th Fairway of Pebble Creek Golf Course, N. 2-57 W. 109.92 feet to an iron pin at the joint rear corner of Lot Nos. 84 and 85; thence turning and running along the common line of said Lots, S. 82-42 E. 169.76 feet to an iron pin at the joint front corner of said Lots; thence turning and running along the eastern side of Whittlin Way, S. 10-09 W. 30.0 feet; thence continuing along the eastern side of Whittlin Way S. 8-08 W. 85.68 feet to the point of beginning.

This being the same property conveyed unto the Mortgagor herein by deed from PEBBLEPART, LTD., of even date to be recorded herewith.



which has the address of _____ Taylors _____
(Street) (City)
South Carolina 29687 (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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