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GREENVILLE CO. S. C.

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MORTGAGE

VOL 1481 PAGE 575

DONNIE S. TANKERSLEY

THIS MORTGAGE is made this 29th day of March 1979, between the Mortgagor, Foothills Delta P., Inc.

(herein "Borrower"), and the Mortgagee, Carolina Federal Savings & Loan, a corporation organized and existing under the laws of South Carolina, whose address is 500 East Washington Street, Greenville, South Carolina (herein "Lender").

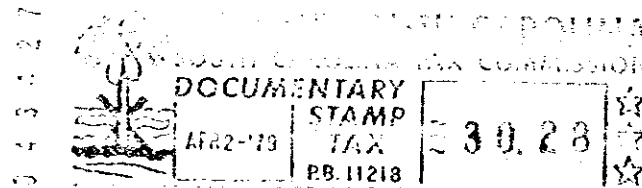
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy five thousand seven hundred & 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 29, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March, 2004

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 with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 54, PHASE II, SECTION II on plat of HOLLY TREE PLANTATION, Recorded in the RMC Office for Greenville County, S.C., in Plat Book 5D, Page 48, with said lot having the following metes and bounds description;

BEGINNING at an iron pin on the northeastern side of Holly Tree Lane, joint front corner of Lots 53 & 54; thence running with line of said lots, N. 11-51 E., 158.8 feet to an iron pin; thence S. 36-40 E., 240.7 feet to an iron pin, joint line of Lots 54 & 55; thence S. 52-31 W., 142.1 feet to an iron pin on the northwestern side of Holly Tree Lane; thence with the northwestern side of Holly Tree Lane the following: N. 29-20 W., 50 feet; thence N. 21-34 E., 30 feet; N. 14-29 W., 30 Feet; N. 46-41 W., 25 feet; thence N. 75-14 W., 25 feet to an an iron pin joint front corner of Lots 53 and 54, the point and place of beginning.

This being the same property conveyed to mortgagor by deed of Holly Tree Plantation, a limited Partnership, dated March 30, 1979, recorded in the RMC Office for Greenville County, S.C., in Deed Book 1099 at Page 656.



which has the address of [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 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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