

MORTGAGE

THIS MORTGAGE is made this 16th day of July, 1979, between the Mortgagor, Charles L. Holley and Violet P. Holley, (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").

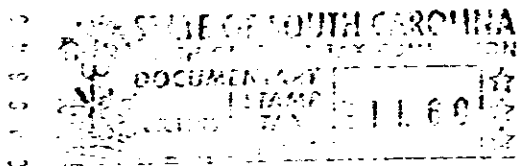
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Eight Thousand Nine Hundred Thirty-Two and 82/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 16, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2005.....;

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, on the westerly side of Tamarack Trail, being shown and designated as Lot No. 14, and the northerly portion of Lot No. 13, as shown on plat of Fontana Forest, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book "YY", at Page 171, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Tamarack Trail at the joint front corner of Lots Nos. 14 and 15, and running thence with said Trail S. 0-25 E. 100 feet and S. 8-40 E. 47 feet to a new point in front line of Lot No. 13; thence on a new line through Lot No. 13 S. 66-10 W. 198 feet to an iron pin on rear line of Lot No. 13; thence N. 0-25 W. 225 feet to an iron pin at the joint rear corner of Lots Nos. 14 and 15; running thence with the joint line of Lots Nos. 14 and 15 N. 89-35 E. 175 feet to the point of BEGINNING.

This being the same property conveyed unto the Mortgagor herein by deed from William L. Elwell and Margy A. Elwell, of even date to be recorded herewith.



which has the address of Lot Nos. 13 & 14, Tamarack Trail, Greenville, South Carolina (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 seized 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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