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GREENVILLE

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MORTGAGE

THIS MORTGAGE is made this 19th day of July, 1979, between the Mortgagor, Presley H. Portwood and Linda H. Portwood, (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").

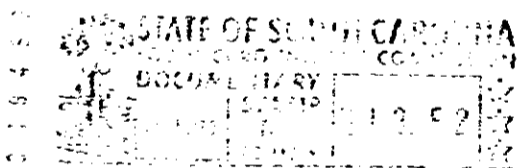
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Three Thousand Seven Hundred Sixteen and 55/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 19, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2007;

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 lot of land in the State of South Carolina, County of Greenville, being known and designated as Lot No. 169 of a subdivision known as Orchard Acres, Section III, as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book QQ, at Page 143, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Orchard Drive, joint front corner of Lots Nos. 168 and 169, and running thence along the joint line of said lots, N. 84-30 E. 242.6 feet to an iron pin; thence N. 7-47 W. 90.06 feet to an iron pin at the rear corner of Lot No. 170; thence along the line of that lot, S. 84-30 W. 239.6 feet to an iron pin on the eastern side of Orchard Drive; thence along the eastern side of Orchard Drive, S. 5-30 E. 90 feet to the beginning corner.

This being the same property conveyed unto the Mortgagor herein by deed from Homer H. Portwood and Brenda F. Portwood, of even date to be recorded herewith.



which has the address of 400 Orchard Drive (Lot No. 169, Orchard Acres) Taylors, South Carolina 29687 (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.

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