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MORTGAGE

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THIS MORTGAGE is made this 13th day of July, 1979, between the Mortgagor, Genevieve H. O'Connell, (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 Eleven Thousand One Hundred Ninety-Four and 18/100-- Dollars, which indebtedness is evidenced by Borrower's note dated July 13, 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, 1998.....;

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 being shown and designated as Lot 67, Block C, on plat of property of Edwards Forest recorded in the Office of the RMC for Greenville County in Plat Book BB at Page 181, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING on the northwesterly side of Old Indian Trail near the intersection of Bedford Road and turning thence along the curve of said intersection, the chord of which is N. 13-10 E. 28.3 feet to a point on the southwesterly side of Bedford Road; thence continuing along the southwesterly side of Bedford Road, N. 32-44 W. 143.6 feet to a point in line of Lot No. 68; thence running along the side line of Lot 68, S. 57-31 W. 150 feet to a point; thence turning and running S. 32-44 E. 165.6 feet to a point on the northwesterly side of Old Indian Trail; thence turning and running along Old Indian Trail, N. 57-05 E. 130 feet to the point of beginning.

THIS being the same property conveyed to the mortgagor herein by deed of Billy G. Cash as recorded in Deed Book 1106 at Page 679, in the RMC Office for Greenville County, S.C., on July 13, 1979.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
04.42

which has the address of 204 Bellview Drive Taylors, (City)
S.C. 29687 (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 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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