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MORTGAGE

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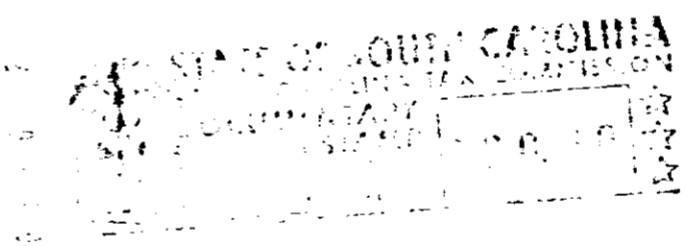
THIS MORTGAGE is made this 27th day of August 1979 between the Mortgagor, EUGENE A. WALTERS and DOROTHY H. WALTERS (herein "Borrower"), and the Mortgagee, Federal Savings and Loan Association, a corporation organized and existing under the laws of the State of South Carolina, whose address is 500 East Washington Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Two Thousand and No/100 (\$52,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 27, 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, 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, with all improvements thereon, located, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 382 of Sugar Creek Subdivision as shown on plat entitled "Map No. 6 - Sugar Creek", dated July 14, 1978, prepared by C. O. Riddle, recorded in the Greenville County RMC Office in Plat Book 6H at Page 63, said lot lying on the Western side of Stonehill Court, reference to said plat is hereby craved for a more complete and accurate description by the metes and bounds thereof.

This is the same property conveyed to the Mortgagors herein by deed of Cothran & Darby Builders, Inc., recorded in the Greenville County RMC Office in Deed Book 1112 at Page 238 on the 28 day of August, 1979.



which has the address of 102 Stonehill Court, Greenville, S. C. 29651 (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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