

MORTGAGE

THIS MORTGAGE is made this 18th day of October, 1979, between the Mortgagor, ALICE WILLIAMS SLEY (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 713 Wade Hampton Blvd. Greer, South Carolina (herein "Lender").

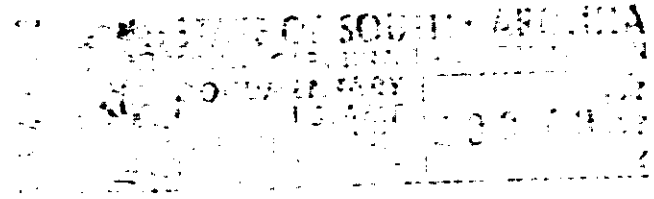
WHEREAS, Borrower is indebted to Lender in the principal sum of Eight Thousand Five Hundred and 00/100 (\$8,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 18, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 1994.

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 and County aforesaid, Greenville Township, in that area formerly constituting the Town of West Greenville, but recently annexed to the City of Greenville, being western portion of lot no. 12 of a subdivision known as Perry Avenue Annex, as shown on plat thereof, recorded in the RMC Office for Greenville County in Plat Book A, at page 878, and having, according to a plat of the Property of the T. J. Sieyle Estate, prepared by Piedmont Engineering Service on March 16, 1950, the following metes and bounds, to-wit:

BEGINNING at a point on the north side of Pendleton Street in the dividing line of lots nos. 11 and 12 of Perry Avenue Annex, which point is 80.48 feet from the east side of Perry Avenue and running thence through the center of a party wall and continuing N. 13-15 E., 115.6 feet to an iron pin on the south side of Branwood Street; thence along the south side of Branwood Street S. 74-20 E., 20.17 feet to a point; thence on a line through the center of a party wall, S. 15-15 W., 115.5 feet to a point on the north side of Pendleton Street; thence along the north side of Pendleton Street, N. 76-51 W., 20.17 feet to the beginning corner.

This is the identical property conveyed to the above named mortgagor by deed of Alice Boatwright Lane recorded in the RMC Office for Greenville County in Deed Book 1104 at Page 135 on 6/5/79.



which has the address of 1268 Pendleton Street, 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 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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