

DONNIE S. HARRISLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 29 day of November, 1979, between the Mortgagor, DONALD E. BALTZ, INC., (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").

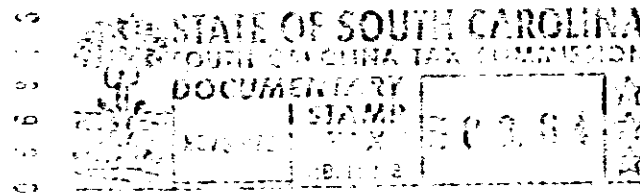
WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY ONE THOUSAND FIVE HUNDRED TWENTY THREE & 88/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 29, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Dec. 1, 2002

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, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot #146, Hollow Oak Drive, Peppertree Subdivision, Section #2, as shown on a plat dated June 16, 1972, recorded in Plat Book 4R at page 19, as revised by a plat recorded in plat book 4X page 3, and having according to said revised plat, the following metes and bounds, to-wit:

Beginning at a point located on the eastern side of the cul-de-sac right-of-way at the end of Hollow Oak Drive, a joint corner of Lots 146 & 147; thence S. 86-12 E. 140 feet to a point; thence S. 26-04 W. 140.3 feet to a point; thence N. 44-00 W. 140 feet to a point on said right-of-way; thence along said right-of-way N. 31-22 E. 20.0 feet; thence N. 12-39 E. 20 feet to the point of beginning.

This is the same property conveyed to mortgagor by Gail W. Bruce Bolt by deed of even date herewith, to be recorded.



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which has the address of 1007 Hollow Oak Drive Taylors,
(Street) (City)
SC 29687 (herein "Property Address");
(State and Zip Code)

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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