

GREENVILLE CO. S. C.
DEC 27 3 39 PM '79
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 27th day of December,
19 79, between the Mortgagor, Maxie C. Tate, Jr.,
(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").

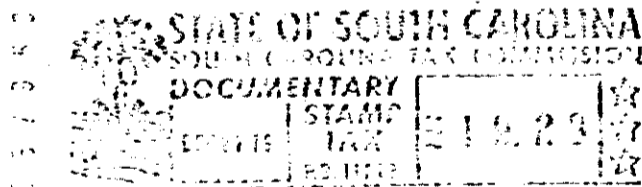
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Eight Thousand
One Hundred Fifty and no/100---- Dollars, which indebtedness is evidenced by Borrower's
note dated December 27, 1979, (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January
2010.

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 piece, parcel or lot of land with all buildings and improvements
situate, lying and being on the northeastern side of the cul-de-sac of
Quaker Court in the town of Mauldin, Greenville County, South Carolina
being shown and designated at Lot #71, on a Final Plat of HILLSBOROUGH
Section 2, made by Jones Engineering Services dated November, 1970
recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book
4F, page 51 and having according to said plat the following metes and
bounds to-wit:

Beginning at an iron pin on the northeastern side of Quaker Court at
the joint front corner of Lots 70 and 71 and running thence with a
common line of said lots N. 33-30 E. 159.6 to an iron pin; thence with
the real line of Lots Nos. 89 and 90 S. 32-36 E. 165 feet to an iron
pin; thence with the real line of Lot #88, S. 12-42 E. 25 feet to an iron
pin; thence with the common line of Lots Nos. 71 and 72 S. 83-59 W. 167
feet to an iron pin on Quaker Court; thence with the northeastern side
of the curve of Quaker Court the chord of which is N. 21-48 W., 60 feet
to the point of beginning.

The above described property is the same conveyed to the mortgagor by
deed of Michael G. Askins and Renee H. Askins of even date herewith
to be recorded.



which has the address of 104 Quaker Court, Mauldin, South Carolina 29662,
(Street) (City)
(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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