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GREENVILLE CO. S. C.
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DONN L. TANKERSLEY
R.M.C.

BOOK 1493 PAGE 341

MORTGAGE

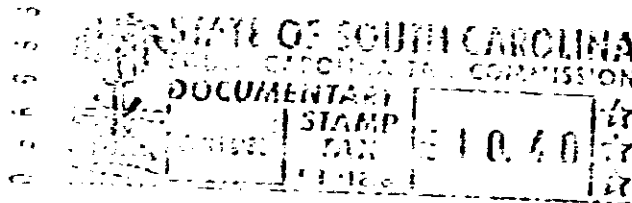
THIS MORTGAGE is made this 16th day of January, 1980, between the Mortgagor, JESSIE MAE RICE, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Six Thousand One Hundred Thirty-Three & 84/100 Dollars, which indebtedness is evidenced by Borrower's note dated January, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 1980.

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 lot or parcel of land in the State of South Carolina, County of Greenville, Town of Mauldin, on the southeast side of Pinehurst Drive, and being shown and designated as Lot No. 38, Section 1, of Pine Valley Estates Subdivision, on a plat made by Dalton & Neves, dated February, 1960, and recorded in Plat Book MM, at page 138. Together with a 2.5 foot strip at front off Lot No. 39 as shown on a plat of the revision of Lots No. 37, 38 and 39 of Pine Valley Estates, dated September 1, 1965, by C. F. Webb, RLS. The strip begins at an iron pin on the southeast side of Pinehurst Drive, old corner of Lots No. 38 and 39, and thence with old line S. 40° 28' E. 193.4 feet to an iron pin; thence in a new line N. 39° 46' W. 192.2 feet to an iron pin in the line of Lot No. 39; thence with said line S. 57° 19' W. 2.5 feet to an iron pin, the point of beginning.

This is the same property conveyed to Mortgagor herein by deed of Jon D. Cook and Joyce S. Cook dated January 16th, 1980, and to be recorded in the RMC Office for Greenville County, S. C.



which has the address of 119 Pinehurst Drive Mauldin,
(Street) (City)
South Carolina 29662 (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 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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