

REC'D S.C.
APR 10 3 45 PM '80
GREENVILLE
W. W. WILKINS

PL. 1500 656

First Federal Savings & Loan
Association
P.O. Drawer 408
Greenville, S. C. 29602

MORTGAGE

GADDY & DAVENPORT
Attorneys at Law
P.O. Box 10267
Greenville, S.C. 29603

THIS MORTGAGE is made this 10th day of April,
1980, between the Mortgagor, Eldego Associates, a South Carolina general
partnership, (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-Two Thousand
Ninety-Two and 30/100 (\$22,092.30) Dollars, which indebtedness is evidenced by Borrower's
note dated April 10, 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 May 1,
2004.....;

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 unit, situate lying and being in the
State of South Carolina, County of Greenville, being known and designated
as Unit No. 3-C of McDaniel Heights Horizontal Property Regime as is more
fully described in Master Deed dated February 28, 1979, and recorded in
the R.M.C. Office for Greenville County, S. C., in Deed Book 1098 at
Pages 337 through 404, inclusive, and survey and plot plan recorded in
the R.M.C. Office for Greenville County in Plat Book 6V at Pages 52 through
54.

This is the identical property conveyed to the mortgagor herein by deed
from Karen Hayes dated April 12, 1980 to be recorded herewith in the
R.M.C. Office for Greenville County.

Cleveland Street, Greenville,
which has the address of Unit 3-C, McDaniel Heights Condominiums/
South Carolina, 29601 (herein "Property Address");
(Street) (City) (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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