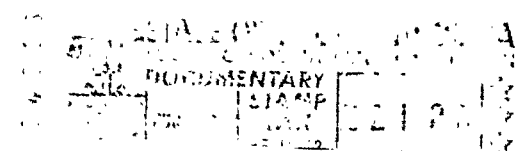


RECORDED
JUL 16 4 34 PM '80
DONNER
M.C.



MORTGAGE

THIS MORTGAGE is made this 16th day of June, 1980, between the Mortgagor, John N. Mullinax and Kathleen C. Mullinax, (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 Fifty Three Thousand Two Hundred and No/100 (\$53,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 16, 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 December 1, 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 certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, and according to a plat prepared of said property by Webb Surveying and Mapping Company, May, 1980, and which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 8-B, at Page 60, having the following courses and distances, to-wit:

BEGINNING at an old iron pin in or near the center of McCauley Road, and which said point is 651 feet more or less south of the intersection of McCauley Road and Whitehorse Road Extension, and running thence, S. 41-29 E. 38.3 feet to a point in McCauley Road; thence continuing with McCauley Road, S. 42-08 E. 99.4 feet to a point in McCauley Road; thence continuing with McCauley Road, S. 26-02 E. 60.5 feet to a point in McCauley Road; thence continuing with McCauley Road, S. 0-44 E. 44.3 feet to a point in McCauley Road; thence continuing with McCauley Road, S. 18-14 W. 47.9 feet to a point in McCauley Road; thence continuing with McCauley Road, S. 25-32 W. 98.7 feet to a point in McCauley Road; thence, S. 31-15 W. 97.4 feet to a point; thence, S. 16-41 W. 62.8 feet to an iron pin; thence, S. 3-19 W. 22.5 feet to an old iron pin; thence, S. 59-51 W. 339.2 feet to an old iron pin near the edge of a creek; thence running with the center of said creek as the line, the traverse being: N. 9-47 W. 135 feet, N. 42-00 W. 265 feet, N. 23-42 W. 10 feet; thence running with the common line now or formerly belonging to Laws, N. 56-40 E. 607.15 feet to an old iron pin in McCauley Road, the point of Beginning.

The within property is the identical property conveyed to Kathleen C. Mullinax by deed of W. H. Alford, as Trustee, deed dated March 20, 1973, and which said deed is recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 970, at Page 505. John N. Mullinax was conveyed a one half undivided interest in the above-referenced property by deed of even date herewith and which said deed is being recorded simultaneously with the recording of the within instrument.

which has the address of McCauley Road Travelers Rest,
(Street) (City)
SC 29690 (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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