

201 Trade Street
Fountain Inn, SC 29644

MORTGAGE

REC-1595 7451-354

THIS MORTGAGE is made this 30th day of May 1980, between the Mortgagor, Polly B. Briscoe and Lee Speed Briscoe (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-eight Thousand Four Hundred & No/100 (\$38,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 1, 2000 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2000;

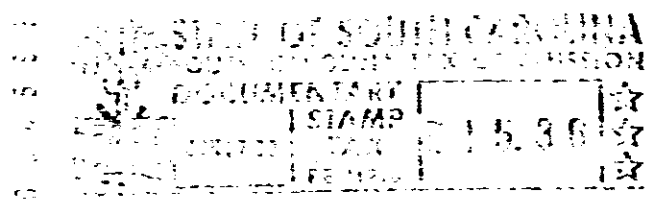
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 in the State of South Carolina, County of Greenville, Town of Fountain Inn, and shown as Lots 56 and the northwestern one-half of Lot 57 on a plat of Inn Village and recorded in the RMC Office for Greenville County in Plat Book "RR" at page 66 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Inn Circle at the joint corner of Lots 55 and 56; thence along the line of Lot No. 55, S. 37-00 E. 150 feet to an iron pin at the back joint corner of Lots 45 and 55 and the southern half of Lot 57; thence through Lot 57, S. 53-00 W. 150 feet to a point on the northeastern side of Edwards Place; thence along the side of said Edwards Place, N. 43-00 W. 130 feet to an iron pin near the corner of the intersection of Inn Circle and Edwards Place; thence with the curve of said intersection to an iron pin on the southeastern side of Inn Circle; thence with the side of said Circle, N. 53 E. 130 feet to an iron pin at the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of Donald F. and Jane G. Thomas of even date, to be recorded herewith.

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which has the address of 100 Inn Circle Fountain Inn, S.C. 29644 (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".

4.0001

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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