

Mortgagee's mailing address: 301 College St., Greenville, S.C. 29601

GREENVILLE CO. S. C.

AUG 15 4 12 PM '80

BOOK 1511 PAGE 334

DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE

THIS MORTGAGE is made this 15th day of August,
1980, between the Mortgagor, John L. King,
(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 Thirty Thousand and
no/100 Dollars, which indebtedness is evidenced by Borrower's
note dated August 15, 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
September 1, 2005

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, with all
improvements thereon or hereafter to be constructed thereon, situate,
lying and being in the State of South Carolina, County of Greenville,
being shown and designated as Lot No. 52 and a portion of Lot No. 81
as shown on a plat of Eastdale subdivision, recorded in the Greenville
County RMC Office in Plat Book QQ at Pages 172 and 173, and being more
fully described as follows:

Beginning at an iron pin on the west side of Central Avenue at
intersection with Mimosa Drive, and running thence along Central Avenue
N. 9-35 W. 220 feet to an iron pin at corner of Lot No. 53; thence along
line of No. 53, N. 75-00 W. 81.5 feet to an iron pin; thence S. 15-00 W.
200 feet to an iron pin on Mimosa Drive; thence along Mimosa Drive
S. 75-00 E. 173 feet to the beginning corner.

This is the same property conveyed to Mortgagor herein by deed of
Florrie E. Greer dated November 1, 1962 and recorded in the RMC Office
for Greenville County in Deed Book 710 at Page 156.

which has the address of 601 Central Ave. 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 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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