

SEP 12 4 35 PM '80

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 12th day of September, 1980, between the Mortgagor, Eddie E. Stenhouse and Claudette R. Sweeney, (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 Forty-Eight Thousand One Hundred and No/100 (\$48,100.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 12, 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, 2011.....;

TO SECURE

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:

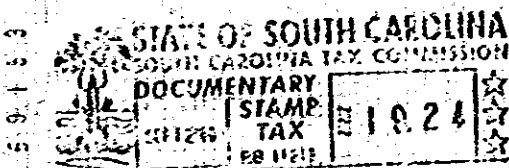
✓ ALL that certain piece, parcel, or Lot of land, situate, lying and being in the County of Greenville, State of South Carolina, and according to a survey prepared of said property by Freeland and Associates, July 31, 1980, and which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 8-E, at Page 49, having the following courses and distances, to-wit:

BEGINNING

BEGINNING at a iron pin joint corner of property now or formerly belonging to M. Sherman and running thence with the common line with M. Sherman, S. 14-07 E. 411.6 feet to an iron pin; thence, S. 61-27 W. 93.3 feet to an iron pin; thence, N. 19-09 W. 304 feet to an iron pin; thence, N. 57-22 E. 4.2 feet to an iron pin; thence, N. 14-08 W. 100.3 feet to an iron pin; thence, N. 60-52 E. 117 feet to an iron pin, the point of Beginning.

The within property is the identical property conveyed to the Mortgagors herein by deed of James Allen Sweeney of even date herewith and which said deed is being recorded simultaneously with the recording of the within instrument.

The within renegotiable rate mortgage is modified by the terms and conditions of the attached renegotiable rate mortgage rider which is attached hereto and made a part of this mortgage instrument.



which has the address of Route 3 Simpsonville
(Street) (City)
SC 29681 (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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