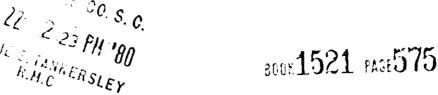
Post Office Drawer 408 Greenville, S.C. 29602



MORTGAGE

THIS MORTGAGE is made this	21st	day of	October
	PREFERRED HOME		
	, (herein "Borrow	er"), and the M	lortgagee, First Federa
Savings and Loan Association, a corp of America, whose address is 301 Col	oration organized and d lege Street, Greenville,	existing under the South Carolina (laws of the United State herein "Lender").
		, a Dif	ty Two Thousand F

WHEREAS, Borrower is indebted to Lender in the principal sum of <u>Fifty-Two Thousand Four Hundred and No/100 (\$52,400.00)</u>Dollars, which indebtedness is evidenced by Borrower's note dated <u>October 21</u>, <u>1980</u>, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on <u>September. 1... 2011</u>.

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 situate, lying and being on the Southwestern side of Woodgreen Drive, in the Town of Mauldin, County of Greenville, State of South Carolina, and known and designated as Lot No. 28 of a Subdivision known as Meadowood, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 4-N at Page 25, and, according to said plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwestern side of Woodgreen Drive, at the joint front corner of Lots Nos. 27 and 28, and running thence with the joint line of said Lots S. 54-43 W. 160 feet to an iron pin; running thence N. 35-14 W. 19.3 feet to an iron pin; running thence N. 35-17 W. 80.7 feet to an iron pin at the joint rear corner of Lots Nos. 28 and 29; running thence with the joint line of said Lots N. 54-43 E. 160 feet to an iron pin on the Southwestern side of Woodgreen Drive; running thence with the Southwestern side of said Drive S. 35-17 E. 100 feet to an iron pin, point of beginning.

This is the identical property conveyed to the Mortgagor herein by Frank Towers Rice and Greg L. Turner by Deed recorded simultaneously herewith.

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.

STATE OF SOUTH CANCILLA A CONVERSION DOCUMENTARY STAMP E & 0. 0 6 7

which has the address of Woodgreen Drive, Meadowood, Mauldin,

South Carolina 29662 (herein "Property Address");
(State and Zip Code)

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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.

SOUTH CAROLINA - 1 to 4 Family = 6:75-FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Fara 24)

1328 RV-2

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