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MORTGAGE

THIS MORTGAGE is made this 1st day of December, 1980, between the Mortgagor, Michael F. Gray and Gail D. Gray (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Four Thousand Five Hundred and No/100 (\$54,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 1, 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 on the northwestern side of Vesper Circle, in the City of Mauldin, County of Greenville, State of South Carolina, being known and designated as Lot No. 23 as shown on plat of Sunset Heights, Section 2, Property of Donald E. Baltz, dated April, 1960, prepared by Dalton & Neves, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book RR at Page 85, and having, according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the northwestern side of Vesper Circle at the joint front corner of Lots Nos. 22 and 23 and running thence with the line of Lot No. 22, N. 75-22 W. 200 feet to an iron pin at the joint rear corner of Lots Nos. 22 and 23; thence S. 14-38 W. 100 feet to an iron pin at the joint rear corner of Lots Nos. 23 and 24; thence with the line of Lot No. 24, S. 75-22 E. 200 feet to an iron pin at the joint front corner of Lots Nos. 23 and 24 on the northwestern side of Vesper Circle; thence with the northwestern side of Vesper Circle, N. 14-38 E. 100 feet to the point of beginning.

This is that property conveyed to Mortgagor by deed of Henry L. Hisaw dated and filed concurrently herewith.

RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF GREENVILLE, SOUTH CAROLINA, ON DECEMBER 10, 1980, AT 10:47 AM.

which has the address of 302 Vesper Circle Mauldin, S. C. 29662
(Street) (City)
(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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