

MORTGAGE

THIS MORTGAGE is made this 13th day of April, 1981, between the Mortgagor, TIMOTHY J. HENDERSON and wife, LISA C. HENDERSON (herein "Borrower"), and the Mortgagee, FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF HENDERSONVILLE, a corporation organized and existing under the laws of North Carolina, whose address is 5th St Church - Hendersonville, North Carolina 28739. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Thousand Five Hundred and 00/100 (\$1,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 13, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 1985

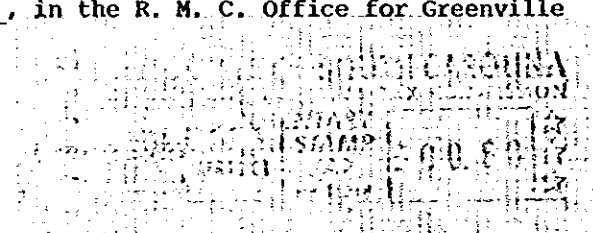
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 plot or parcel of land known and designated as Tract No. Twenty-three (23) of the Joe J. Gentry property as shown by a survey dated October 13, 1962, by J. Q. Bruce, Surveyor, for Goforth Auction Company, which survey is recorded in Plat Book YV, Page 87, R. M. C. Office for Greenville County, South Carolina. Said Tract No. Twenty-three (23) being described as follows:

BEGINNING at the westernmost corner adjoining the corner of Tracts Twenty-two (22), Twenty-eight (28), and Twenty-nine (29) running North 61 East with the property line of Tract No. Twenty-two (22) for a distance of 208 feet to a point in the center of the road adjoining the corners of Tracts No. Four (4), Five (5), Six (6), and Twenty-two (22); thence running South 62.25 East with the property lines of Tracts No. Six (6) and Seven (7) for a distance of 491 feet to a point in the center of the road adjoining the corners of Tracts No. Seven (7), Eight (8), and Twenty-four (24); thence running South 66 West with the property line of Tract No. Twenty-four (24) for a distance of 345 feet to a point in the center of the road adjoining the corners of Tracts No. Twenty-four (24), Twenty-nine (29), and Thirty (30); thence running North 49 West with the property line of Tract No. Twenty-nine (29) for a distance of 400 feet to the BEGINNING point. Said tract contains 2.4 acres, more or less. The property is conveyed subject to all existing easements and rights of way duly recorded in the R. M. C. Office for Greenville County.

The above described property is conveyed subject to the restrictive and protective covenants, recorded in Book 711, Page 19, R. M. C. Office for Greenville County.

The above described property is the identical property conveyed to Timothy J. Henderson and wife, Lisa C. Henderson, by Elsie J. Pettit, by deed dated 1/7/81, 1981, and recorded in Book 1146, Page 518, in the R. M. C. Office for Greenville County. Tax Map Reference No. 624.13-1-40.



which has the address of Goforth Road Landrum, South Carolina 29356 (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".

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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