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MORTGAGE

THIS MORTGAGE is made this 27th day of April, 1981, between the Mortgagor, John E. Kincaid

, (herein "Borrower"), and the Mortgagee, Perpetual Federal Savings and Loan Association, who address is 907 North Main Street, Anderson, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Three Thousand Five Hundred and No/100-- (\$33,500.00) dollars, which indebtedness is evidenced by Borrower's note dated April 27, 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 May 1, 2011

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 the improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the western side of Ridgewood Drive, being shown and designated as Lot No. 21 on a plat of Woodland Hills made by Dalton & Neves, Engineers, dated May, 1951, and recorded in the RMC Office for Greenville County in Plat Book Y at Page 60, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Ridgewood Drive at the joint front corner of Lots 21 and 22, and running thence S. 73 W. 170 feet to an ironpin; thence along the line of Lot 29, N. 8-28 W. 101.1 feet to an iron pin; running thence along the line of Lot 20, N. 73 E. 155 feet to an iron pin on Ridgewood Drive; thence along the western side of Ridgewood Drive, S. 17 E. 100 feet to the point of beginning.

This being the same property conveyed to the mortgagors by deed of Dean R. Brendel and Sara E. Brendel of even date to be recorded herewith.

which has the address of 7 Ridgewood Drive Greenville, South Carolina 29615 (herein "Property Address");

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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