

MORTGAGE

BOOK 1544 PAGE 465

1981 S.C.

THIS MORTGAGE is made this 17th day of June 1981 between the Mortgagor, Johnny S. Earle and Dorothy J. Earle (herein "Borrower"), and the Mortgagee, Carolina Federal S & L Association, a corporation organized and existing under the laws of South Carolina whose address is P.O. Box 10148, Greenville, S.C. 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty One Thousand Three Hundred Seventy Five and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated June 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 December, 2002.

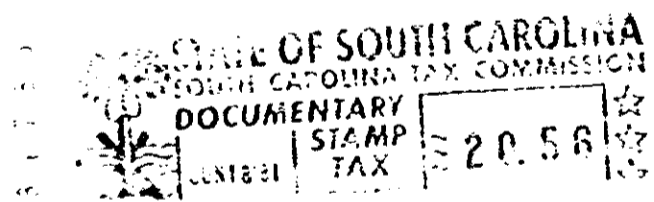
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 lots of land situate, lying and being in the State of South Carolina, County of Greenville, Butler Township, near Rock Hill Baptist Church No. 1, lying on the northern side of an unnamed county road and being shown and designated as Lots Nos. 2 and 3 on a plat of PROPERTY OF EBBIE MIMS, made by H.S. Brockman, Surveyor, dated January 10, 1962 and recorded in the R.M.C. Office for Greenville County in Plat Book ZZ at page 163 and having such courses and distances as appear on said plat.

These lots are subject to one-half of an 18 foot driveway which runs from the above named road along with northern line of Lot No. 3 and continues along the common line of Lots Nos. 3, 4 and 2, 5 and 1, 6.

This is the same property conveyed to the Mortgagors herein by deeds of Paul Mims, dated May 30, 1981 and recorded in the R.M.C. Office for Greenville County in Deed Book 1150 at page 194 and of Silas Mims, dated June 17, 1981 and recorded in the R.M.C. Office for Greenville County in Deed Book 1150 at page 195.

SC710 1-1-1981 443



which has the address of Lots 2 and 3, Dublin Road, Greenville, South Carolina (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.

4.1801

0461

4328 RV.2