

### MORTGAGE

THIS MORTGAGE is made this 27th day of August, 1981 between the Mortgagor, Leon L. Addison and Katherine W. Addison, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

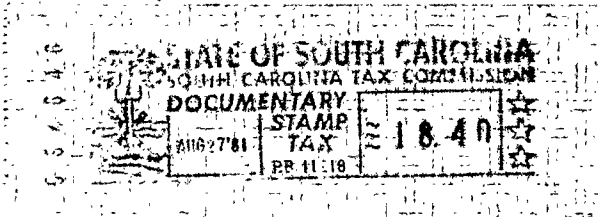
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Six Thousand and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated August 27, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Sept. 1, 2007 .....

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 all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot #135 on a plat of Pine Brook Forest, Section 2; said plat being recorded in the RMC Office for Greenville County in Plat Book 4X, Pages 48 & 49, and being revised on August 26, 1981 by J. L. Montgomery, III, RLS, for Leon L. Addison and Katherine W. Addison, which plat is recorded in the RMC Office for Greenville County in Plat Book 8-7 at Page 16, and having according to the more recent survey, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of Riddle Road and Green Road, and running thence along Green Road, S. 65-44 E., 73.0 feet to an iron pin; thence N. 35-20 E., 85 feet to an iron pin; thence turning and running S. 54-40 W., 180.0 feet to an iron pin; thence turning and running N. 35-20 W., 50.5 feet to an iron pin; thence turning and running N. 19-21 E., 176.25 feet to the point of beginning.

THIS is the same property conveyed to the mortgagors by deed of Douglas W. Edmonds and Sylvia C. Edmonds, of even date, to be recorded herewith.



which has the address of Lot #135, Pine Brook Forest, Section 2, Greenville, SC  
(Street) (City)  
29605 (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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