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February 1, 1983

小海系IAE OF SOUE CAMBURA

(State and Zip Code)

200:1562 FACE 731

MORTGAGE

THIS MORTGAGE is made this 19_82, between the Mortgagor, _	2nd James Leary	day of	February ,
19, between the Morigagor, _	, (he	rein "Borrower"), an	nd the Mortgagee, First Federal
Savings and Loan Association of So the United States of America, who "Lender").			
WHEREAS, Borrower is indebted two hundred fifty and i	d to Lender in the	principal sum of ars_which indebted:	Seventy one thousand ness is evidenced by Borrower's
note dated February 2, 19	<u>82</u> , (herein "Note	e"), providing for mo	onthly installments of principal
and interest, with the balance of th	ie indebtedness, i	f not sooner paid, du	ie and payable on

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 _________, State of South Carolina.

ALL that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, known and designated as Lot 334 of Poinsettia, Sheet Two, Section Five, shown on a plat recorded in the RMC Office for Greenville County in Plat Book 5P at page 34, and by a more recent plat of "Foundation Survey, Property of James Leary Builders, Inc.," prepared by Richard D. Wooten, Jr. on January 26, 1982, and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Easterly side of Hillpine Drive, approximately 496.35 feet from South Almond Drive, and running along said Hillpine Drive N. 43-21 E. 102.49 feet to an iron pin; thence continuing along said Drive, N. 36-28 E. 12.0 feet to an iron pin at the joint front corner of Lot 335 and 334; thence running along the joint line of said Lots, S. 51-00 E. 162.03 feet to an iron pin; thence turning and running along the rear of lot, S. 41-90 W. 125.0 feet to an iron pin; thence turning and running along the joint line of Lots 334 and 333, N. 47-14 W. 165.19 feet to an iron pin on Hillpine Drive, being the point of BEGINNING.

This being the identical property conveyed to the mortgagor herein by deed of Poinsett Realty, Inc., to be recorded of even date herewith.

DOCUMENIARY STAMP STAMP		
which has the address of	Hillpine Drive	Simpsonville
which has the address of	(Street)	(City)
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 seised 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.

SOUTH CAROLINA - 1 to 4 Family -6 75-FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para 24)