

FILED
GREENVILLE CO. S. C.
FEB 17 11 26 AM '82
DONN L. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 17th day of February, 1982, between the Mortgagor, CONRAD P. LEO and JAYE A. LEO, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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-ONE THOUSAND THREE HUNDRED and no/100 (\$41,300.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 17, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 1989;

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.

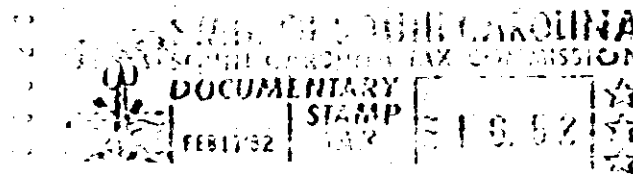
ALL that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, in the Town of Simpsonville, Austin Township, on the south side of Sellwood Circle and the east side of Brushwood Lane, being shown as Lot 233 on plat of Section III of Westwood Subdivision, recorded in the RMC Office for Greenville County, S. C., in Plat Book 4-N at page 30, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Sellwood Circle, at the joint corner of Lots 233 and 234, and runs thence along the line of Lot 234, S. 7-53 E. 139.5 feet to an iron pin; thence along the line of Lot 232, S. 76-52 W. 91.5 feet to an iron pin on the east side of Brushwood Lane; thence along Brushwood Lane, N. 13-20 W. 115.9 feet to an iron pin at the intersection of Brushwood Lane and Sellwood Circle; thence with the intersection of said Lane and Circle, N. 30-17 E. 36.2 feet to an iron pin on the south side of Sellwood Circle; thence along Sellwood Circle, N. 73-53 E. 20 feet to an iron pin; thence continuing along Sellwood Circle, N. 81-01 E. 60 feet to the beginning corner.

Subject to all restrictions, setback lines, roadways, easements and rights-of-way, if any, appearing of record, on the premises, or on the recorded plat(s), which affect the property hereinabove described.

Being the same property conveyed to the Borrowers herein by Michael E. Barton & Linda J. Barton by deed of even date herewith and filed for record contemporaneously herewith in Deed Book 1162, page 559, in the RMC Office for Greenville County.

GC10 -----3 FE17 82 077
GC10 -----3 FE17 82 028
1.0000 4.0000



which has the address of 102 Brushwood Lane Simpsonville,
(Street) (City)
South Carolina 29681 (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 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.

4328 RV-2