

MORTGAGE

THIS MORTGAGE is made this 3rd day of June 1983 between the Mortgagor, Norma J. Galloway Royals (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

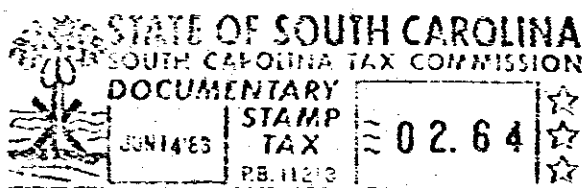
WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 6,551.98* which indebtedness is evidenced by Borrower's note dated June 3rd, 1983 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on June 10, 1988.

TO SECURE to Lender 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, 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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in or near the City of Greenville, County of Greenville, State of South Carolina, and being more particularly described as Lot No. 103, Section C, as shown on a plat entitled "A Subdivision for Woodside Mills, Greenville, South Carolina," made by Pickell & Pickell, Engineers, Greenville, South Carolina, January 14, 1950, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book W at pages 111-117, inclusive. According to said plat the within described lot is also known as No. 74 East Eighth Street and fronts thereon 60.8 feet.

This is the identical property conveyed to the mortgagor herein by deed of Harold Lee and Dorothy M. Lee, dated May 18, 1953, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 478 at page 363.

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which has the address of 74 East Eighth Street, Woodside Greenville

South Carolina 29611 (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 and rents, all of which 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 hereinafter 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, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.
2. Funds for Taxes and Insurance. Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

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