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MORTGAGE

THIS MORTGAGE is made this 27th day of June, 1983, between the Mortgagor, Dorothy A. Trish, (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").

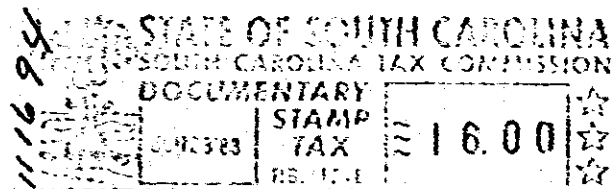
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 27, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2013.....;

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 on the northern side of Oakwood Avenue near the City of Greenville, County of Greenville, State of South Carolina, known and designated as Lot 25 of a subdivision known as Oakwood Acres, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book MM, Page 135 and having, according to a more recent survey entitled "Property of Dorothy A. Trish" prepared by Freeland and Associates on June 24, 1983, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Oakwood Avenue, joint front corner of Lots 24 and 25 and running thence N. 22-55 W., 175 feet to an iron pin; running thence S. 67-05 W., 90 feet to an iron pin joint rear corner of Lots Nos. 25 and 26; running thence S. 22-55 E., 175 feet to an iron pin on the northern side of Oakwood Avenue; running thence with the northern side of Oakwood Avenue N. 67-05 E., 90 feet to an iron pin, point of beginning.

This is the same property conveyed to the mortgagor by deed of Allain G. Echeverria and Marcelle C. Echeverria recorded simultaneously herewith.



which has the address of 8 Oakwood Avenue Taylors (City), South Carolina 29687 (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.