

First Federal Savings & Loan Assn. of Spartanburg
380 E. Main St. Spartanburg, S.C. 29304
MORTGAGE

THIS MORTGAGE is made this 29 day of December 1983, between the Mortgagor, Larry Elton Mathis (herein "Borrower"), and the Mortgagee, FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF SPARTANBURG, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 380 East Main Street, Spartanburg, South Carolina 29304 (herein "Lender").

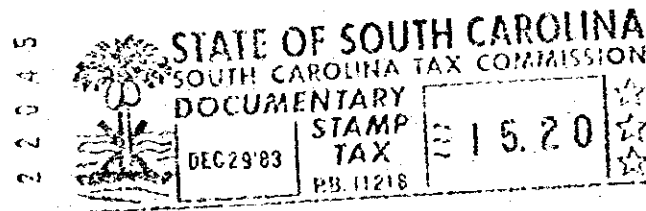
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Eight Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 29, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on

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 further advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof therein "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 tract of land in Highland Township, County of Greenville, State of South Carolina, located on the Southern side of Packs Mountain Road, being shown and designated as "Survey for Larry E. Mathis," prepared by Freeland & Associates, RLS, dated December 28, 1983, said plat recorded in Plat Book 10A at Page 7a on December 29, 1983, RMC Office for Greenville County, S.C., and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Packs Mountain Road and running S. 23-50 W. 1,880.09 Feet to an iron Pin; thence N. 64-48 W. 80.0 feet to an iron pin; thence N. 20-23 E. 141.96 feet to an iron pin; thence N. 20-22 E. 698.44 feet to an iron pin; thence N. 20-27 E. 1,057.40 feet to an iron pin on the Southern side of Packs Mountain Road; thence along said road S. 66-51 E. 109.69 feet to an iron pin; thence continuing along said road S. 54-17 E. 85.19 feet to the point of BEGINNING.

DERIVATION: Deed of Bud Pittman and Fred Lister, dated November 10, 1980, recorded November 17, 1980 in Deed Book 1137 at Page 397, RMC Office for Greenville County, S.C. The above described property being part of this conveyance.



which has the address of Route 1, Bright Road, Taylors, S.C. 29687 (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.

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