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WINDLEY
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MORTGAGE

THIS MORTGAGE is made this 6th day of February, 1984, between the Mortgagor, JAMES T. WRIGHT

, (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 \$8082.24 Dollars, which indebtedness is evidenced by Borrower's note dated February 6, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 2-29-1990

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 certain piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on the northwest side of Perry Road, near the City of Greenville, being shown as Lot No. 22 on plat of the Ethel Y. Perry Estate made by W. J. Riddle in February, 1948, recorded in Plat Book "R" at Page 102, and being more particularly described as follows:

BEGINNING at a stake on the northwest side of Perry Road 120 feet southwest from Dykeson Avenue at corner of Lot No. 21, and running thence with the line of said lot N. 47-00 W. 131 feet to a stake; thence S. 43-00 W. 60 feet to a stake at the corner of Lot No. 23; thence with the line of said lot S. 47-00 E. 131 feet to a stake on Perry Road; thence with the northwest side of Perry Road N. 43-00 E. 60 feet to the beginning corner.

This being the same property conveyed to the Mortgagor herein by deed of William B. Ducker recorded November 12, 1951, in the RMC Office for Greenville County, S.C., in Deed Book 445 at Page 453.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
03.24

which has the address of 309 Perry Road, Greenville,
(Street) (City)
S.C. 29609 (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.

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