

GREENVILLE, S.C.

Feb 23 11 22 AM '84

DONALD C. WENSLEY  
R.H.C.**MORTGAGE**

THIS MORTGAGE is made this 23rd day of February,  
1984, between the Mortgagor, Gary T. Weaver and Sally A. Weaver

, (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-eight Thousand  
and 00/100 (\$48,000.00) Dollars, which indebtedness is evidenced by Borrower's  
note dated February 23, 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  
March 1, 2014....;

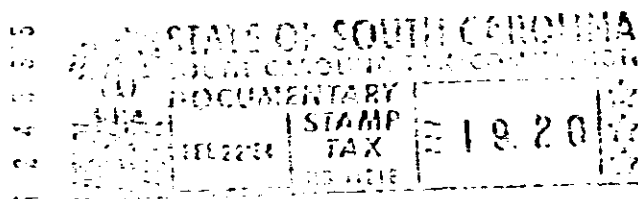
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 Mauldin, being shown and designated as Lot No. 23 on plat of Forrester Woods, Section I, dated March 14, 1972, prepared by R. B. Bruce, R.L.S., and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-N, at Page 78, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Cold Springs Road at the joint front corner of Lots 22 and 23 and running thence with the northern side of Cold Springs Road N. 60-30 W. 85.8 feet to an iron pin; thence N. 16-27 W. 35.9 feet to an iron pin; thence N. 27-36 E. 105.3 feet to an iron pin on the Eastern side of Old Hickory Point Road at the joint front corner of Lots 23 and 24; thence along the common line of said Lots S. 62-24 E. 110 feet to an iron pin; thence along the line of Lot 22 S. 27-18 W. 133.9 feet to the beginning point.

THIS is the same property conveyed to the Mortgagors herein by deed of John Gee Williamson, Jr., and Jewell M. Williamson dated February 23, 1984 and recorded simultaneously herewith.

THIS conveyance is made subject to such easements, restrictions or rights of way as may appear of record or on the premises.



which has the address of 117 Old Hickory Point Greenville  
(Street) (City)  
South Carolina 29607 (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.