

First Federal Savings & Loan Association of Spartanburg GREENVILLE CO. S.C. MORTGAGE

380 E. Main St. Spartanburg, S.C. 29304

THIS MORTGAGE is made this 9th day of March 1984, between the Mortgagors JAMES G. Leslie and Mary Ellen Leslie (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").

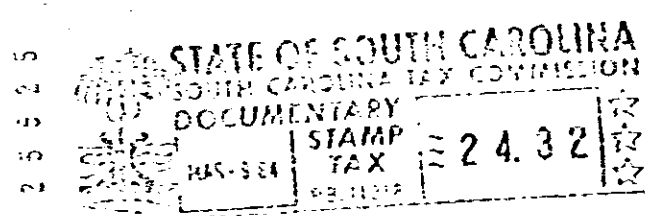
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Thousand Eight Hundred and No./100 (\$60,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 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 further 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 with the buildings and improvements thereon lying and being on the southwesterly side of Fieldstone Place near the City of Greenville, State of South Carolina, being known and designated as Lot No. 131 on plat entitled "Coach Hills Sheet 1 of 2" recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4-X, at Page 85 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southwesterly side of Fieldstone Place said pin being the joint front corner of Lots 131 and 132 and running thence with the common line of said lots S. 78-57 W. 149.40 feet to an iron pin the joint rear corner of Lots 131 and 132; thence N. 11-00 W. 100.00 feet to an iron pin the joint rear corner of Lots 130 and 131; thence with the common line of said lots N. 78-58 E. 149.42 feet to an iron pin on the southwesterly side of Fieldstone Place; thence with the southwesterly side of Fieldstone place S. 10-57 E. 100.00 feet to an iron pin the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Charles E. and Marjorie W. Milligan dated March 9, 1984 and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1207, at Page 768 on March 9, 1984.



SC70 --- 1 MR09 84 133 4.0001

which has the address of 25 Fieldstone Place, Greenville, S. C. (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.

