

FILED MORTGAGE
GREENVILLE, S.C.

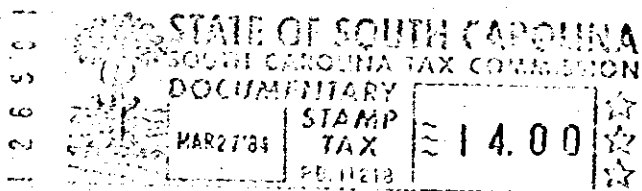
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THIS MORTGAGE is made this 21st day of March 1984, between the Mortgagor Gary Peahuff and Joanne Peahuff (herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY-FIVE THOUSAND AND NO/100 (\$35,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 21, 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, 2004

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 tract of land, situate, lying and being in the State and County aforesaid, in Highland Township, on the South side of S. C. Highway No. 414, containing seven and 82/100 (7.82) acres, more or less, and being known and designated as Tract No. One (1) as shown on plat prepared for Milton H. Sudduth by W. R. Williams, Jr., Engineer/Surveyor, dated November 23, 1976, and revised on August 4, 1981, which plat is recorded in the R.M.C. Office for said County in Plat Book 8-Q at page 59. For a more particular description, reference is hereby specifically made to the aforesaid plat. This is the same property conveyed to the Mortgagors herein by C. Cecil Atkins and Bunyan C. Atkins by deed recorded in said Office on October 27, 1983, in Deed Book 1199 at page 310.



which has the address of Highway 414 Landrum, S. C. 29356 (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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