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GREENVILLE CO. S. C.  
DEC 13 11 27 AM '83  
DONNIE S. WILKINSLEY  
R.M.C.

**MORTGAGE**

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THIS MORTGAGE is made this 28th day of November, 1983, between the Mortgagor, PEGGY F. SLAKER

, (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 THIRTY ONE THOUSAND FIVE HUNDRED AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 28, 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 January 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 certain piece, parcel or unit, situate, lying and being in in the State of South Carolina, County of Greenville, being known and designated as Unit 5 of Charter Oaks Horizontal Property Regime as is more fully described in Master Deed dated May 8, 1974, and recorded in the R.M.C. Office for Greenville County in Deed Volume 998, at Page 437, as affected by survey and plot plans recorded in Plat Book 5-B at Page 95, as amended in Deed Volume 1008 at Page 238.

THIS is the same property conveyed to Richard V. Slaker, Jr. and Peggy F. Slaker, by deed from Van C. Artherston, dated November 17, 1977 and recorded in the R.M.C. Office for Greenville County in Deed Book 1068 at Page 614. Thereafter, Richard V. Slaker, Jr., conveyed his one-half interest to Peggy F. Slaker by deed dated February 3, 1981 and recorded February 10, 1981 in Deed Book 1142 at Page 539.

STATE OF SOUTH CAROLINA  
DEPARTMENT OF REVENUE  
PROPERTY TAX COMMISSION  
COUNTY OF GREENVILLE  
TAXPAYER: SLAKER  
TAX: \$ 12.60

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which has the address of 5 Charter Oaks Greenville, South Carolina 29615 (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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