

THIS MORTGAGE is made this 27th day of June 19 84, between the Mortgagor, Eleanor B. Foster and J. Bruce Foster

(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 two thousand ninety two and 84/100 (\$32,092.84) Dollars, which indebtedness is evidenced by Borrower's note dated June 27, 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 June 30, 1994

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 Spartanburg, State of South Carolina.

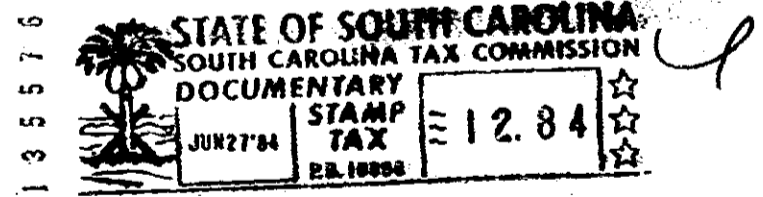
All that certain lot or parcel of land lying on the South side of Lakewood Drive, in the City of Spartanburg, Spartanburg County, South Carolina, known and designated as Lot No. 8, in Block C, of Lakewood Subdivision, as shown on a plat thereof, recorded in Plat Book 27, at Page 384, R.M.C. Office for Spartanburg County. Derivation: Deed Book 26-S, Page 69, R.M.C. Office for Spartanburg County. Block Map Reference No. 7-16-16-23.

This property is subject to the first mortgage given by the mortgagors to First Federal Savings and Loan Association of Spartanburg recorded in Mortgage Book 860 at Page 205, R.M.C. Office for Spartanburg County.

ALSO: That parcel of land located in Greenville County described as follows: All that piece, parcel or lot of land in Glassy Mountain Township, Greenville County, State of South Carolina, being known and designated as Lot No. 485 of Lake Lanier Development, being shown on plat thereof as prepared by George Kershaw, C.E., Hendersonville, N. C., dated July 31, 1925, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book C, Pages 63-64. The aforementioned lot situate on the southwestern side of West Lake Shore Drive, between said drive and the waterfront and more particularly described as follows: Fronting on said West Lake Shore Drive 50 feet; the northwestern line of said Lot No. 485 runs a distance of 115 feet from said West Lake Shore Drive to the waters of Lake Lanier; having a lake frontage on said Lake Lanier of 60 feet; the southeastern line of said Lot No. 485 runs a distance of 157.3 feet from the waters of said Lake Lanier to the margin of said West Lake Shore Drive. Derivation: Deed Book 800, Page 150, R.M.C. Office for Greenville County.

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which has the address of 155 Lakewood Drive Spartanburg (City) South Carolina 29302 (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.