

MORTGAGE

THIS MORTGAGE is made this 3rd day of August, 1984, between the Mortgagor, VIRGIL L. BONHAM and WANDA K. BONHAM, (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").

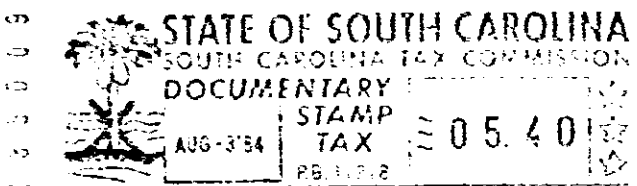
WHEREAS, Borrower is indebted to Lender in the principal sum of Eighteen Thousand and No/100 (\$18,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 3, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1 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 Greenville, State of South Carolina.

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina on the western side of West Drive and being known and designated as Lot No. 6 on plat of Coleman Heights, said plat being recorded in the RMC Office for Greenville County, in Plat Book KK, at Page 219-B, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of West Drive, joint front corner of Lots No. 5 and 6 and running thence along the common line of said lots, S. 51-30 W. 256.8 feet to an iron pin; thence across the rear line of Lot No. 6, N. 50-30 W. 106.7 feet to an iron pin; thence with the common line of Lots No. 6 and 7, N. 51-30 E. 279.2 feet to an iron pin on the western side of West Drive; thence with said Drive, S. 38-30 E. 104.35 feet to an iron pin, the point of beginning.

Derivation: Charles S. Pulcine, Jr., Deed Book _____, at Page _____, recorded August 3, 1984.



which has the address of 6 West Drive Travelers Rest, South Carolina 29690 (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 seized 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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