

MORTGAGE

THIS MORTGAGE is made this 13th day of August 1984, between the Mortgagor, Rebecca H. Reece (herein "Borrower"), and the Mortgagee, FIRST PIEDMONT FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina, whose address is 210 South Limestone Street -- Gaffney, South Carolina 29340 (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 August 13, 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, 1985.

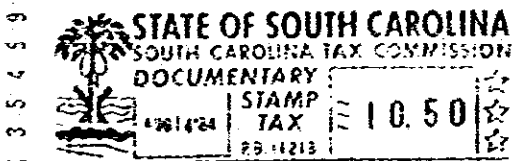
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 lot of land with the buildings and improvements thereon lying and being on the westerly side of Timber Lane near the City of Greenville, South Carolina being known and designated as Lot No. 10 on plat entitled "Altamont Village, Section I" as recorded in the RMC Office for Greenville County, S.C. in Plat Book 7X, at Page 21, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Timber Lane said pin being the joint front corner of Lots 9 and 10 and running thence with the common line of said lots S. 88-56 W. 143.00 feet to an iron pin the joint rear corner of Lots 9 and 10; thence N. 9-18 E. 160.50 feet to an iron pin in line of property now formerly owned by Stephenson; thence S. 80-42 E. 116.01 feet to an iron pin on the westerly side of Timber Lane; thence with the westerly side of Timber Lane S. 1-04E. 137.00 feet to an iron pin the point of beginning.

This property is subject to all restrictions, setback lines, roadways, easements, and rights of way, if any, appearing of record, on the premises or on the recorded plat, which affect the property hereinabove described and particularly to a 75 foot Duke Power right-of-way as shown on recorded plat.

This is the same property conveyed to Mortgagor herein by deed of Rockwold Developers, limited partnership, dated April 2, 1984, and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1209 at Page 686 on April 3, 1984.



which has the address of Lot 10, Timber Lane, Altamont Village, Section I, Greenville, South Carolina 29609 (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.

13 AUG 1984 7:00

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