

FILED  
GREENVILLE, S.C.  
Nov 26 12 39 PM '84  
DONNIE W. BERSLEY  
REC.

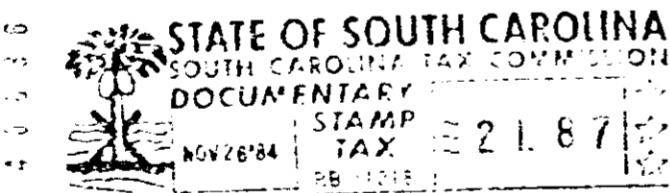
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**MORTGAGE**

THIS MORTGAGE ("Security Instrument") is given on November 21, 1984. The mortgagor is Russell Lassiter Dunston and Jacqueline Waters Dunston ("Borrower"). This Security Instrument is given to First Federal Savings and Loan Association of South Carolina, which is organized and existing under the laws of the United States of America, and whose address is 301 College Street, Greenville, South Carolina 29601 ("Lender"). Borrower owes Lender the principal sum of Seventy two thousand nine hundred and 00/100 Dollars (U.S. \$ 72,900.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on May 21, 1985. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For the purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in Greenville County, South Carolina:

ALL that piece, parcel or tract of land in the State of South Carolina, County of Greenville, being known and designated as 2.65 acres on a plat of "Survey for Jackie Ross" and recorded in the RMC Office for Greenville County, S.C. in Plat Book 7-B, at page 58; and also known as "Property of Russell Lassiter Dunston and Jacqueline Waters Dunston", recorded in Plat Book 11-C, at page 66, with reference to said plats for metes and bounds.

This is the same property conveyed to the mortgor Jacqueline Waters Dunston by deed of Hermine M. Miller recorded April 3, 1984 in Deed Book 1209 at page 680; and by deed of Jacqueline Waters Dunston to Russell Lassiter Dunston recorded April 3, 1984 in Deed Book 1209 at page 681.



which has the address of Rt 1 Woodruff Road Simpsonville, South Carolina ("Property Address");

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument 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 and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

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