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 DONALD W. WATERSLEY
 R.M.C.

SPINNEY

PAID SALES TAX AND CANCELLED BOOK
 First Federal Savings and Loan Association
 of Greenville, South Carolina
 Savings and Loan Association of South Carolina
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 Witness *Quil Wind*
 day of JUNE
 1982

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THIS MORTGAGE is made this 20th day of JUNE, 1982, between the Mortgagor, JAMES LEARY BUILDERS, INC., (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 SEVENTY-FIVE THOUSAND SEVEN HUNDRED FIFTY AND 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated JUNE 23, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on DECEMBER 28, 1982;

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 situate, lying and being in the State of South Carolina, County of Greenville, shown and designated as lot 253 on plat of Poinsettia, Sheet Two, Section V, and recorded in the FMC Office for Greenville County in Plat Book 5-P, page 34, and also shown on a more recent plat of Property of James Leary Builders, dated June 22, 1982, prepared by Richard D. Wooten, Jr., R.L.S., and having, according to the more recent survey, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of South Almond Drive,

4328 N. 2