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COMMERCIAL MORTGAGE

BOOK 87 PAGE 301

THIS MORTGAGE is made this 21st day of May 1984, between the Mortgagor, Ellen S. Sanders

(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 ** SEE BELOW Dollars, which indebtedness is evidenced by Borrower's note/agreement dated May 21, 1984, (herein "Note"), said principal sum being payable as set forth in said note with interest at the rate set forth therein, with the balance of the indebtedness, if not sooner paid, due and payable on November 19, 1984, subject to future advances or renewals.

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, being shown and designated as Lot No. 12 TROLLINGWOOD SUBDIVISION according to a survey prepared by Enwright Associates dated September 30, 1971, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-R, at page 12, and having, according to a new survey prepared by Charles K. Durn and T. C. Keith Associates dated September 14, 1979, recorded in Plat Book 7-0, at page 10, such metes and bounds as are more fully shown thereon.

This is the same property conveyed to the Mortgagor by Trollingwood Realty Company by deed recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1111, at page 773, on September 18, 1979.

** This mortgage is given as additional collateral to secure note of Prestige Builders of Greenville, Ltd. to First Federal Savings and Loan Association dated May 21, 1984, in the amount of \$450,000.00.

FILED GREENVILLE CO. S.C. OCT 17 10 26 AM '84 DONNIE S. TARKER R.M.C.

OCT 17 1984 11575 G. TIMOTHY SULLIVAN, ATTORNEY

Cancelled Donnie S. Tarkler R.M.C. 2.000

Association of S. C. SATISFIED IN FULL DATE: 9-21-84 BY: [Signature] Witness: [Signature]

which has the address of Route 3 Greybridge Road (Street) S. C. 29669 (State and Zip Code) (herein "Property Address");

CHECK IF APPLICABLE: This is a second mortgage

