

FILED
GREENVILLE CO. S. C.

APR 17 12 20 PM '79

DONNIE S. TANKERSLEY
R.H.C.

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MORTGAGE

THIS MORTGAGE is made this -----16th----- day of APRIL,
19 79, between the Mortgagor, JAMES LEARY BUILDERS, INC.,
(herein "Borrower"), and the Mortgagee, First Federal
Savings and Loan Association, 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").

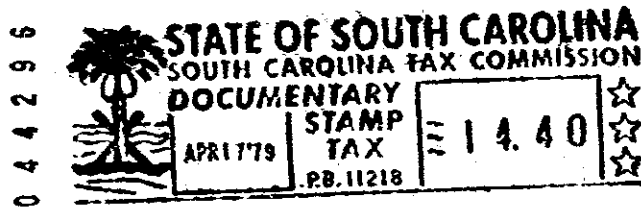
WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY-SIX THOUSAND
AND 00/100 Dollars, which indebtedness is evidenced by Borrower's
note dated APRIL 16, 1979, (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on MARCH 1,
2010.....;

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 no. 87 on plat of Brentwood, Section 3, recorded in the RMC Office
for Greenville County in Plat Book 5d at page 42, and a more recent plat
of Property of James Leary Builders, Inc., dated April 16, 1979, prepared
by Freeland & Associates, and having, according to the more recent plat,
the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Dorian Drive, joint
front corner of lots 88 and 87 and running thence S. 58-00 W., 150.0 feet
to an iron pin; thence running along the rear line of lot 87, N. 33-31 W.,
105.0 feet to an iron pin; thence turning and running along the common
line of lots 87 and 86, N. 58-05 E., 145.4 feet to an iron pin on Dorian
Drive; thence with said Drive, S. 36-03 E., 105.0 feet to an iron pin; being
the point of beginning.

This is the identical property conveyed to the mortgagor by deed of
Rackley, Builder-Developer, Inc., to be recorded of even date herewith.



which has the address of Lot 87, Dorian Drive, Simpsonville, South Carolina
29681
(Street) (City)
(herein "Property Address");
(State and Zip Code)

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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