MAR Q 12 10 PH '80 DONN : AND ERSLEY

MORTGAGE

THIS MORTGAGE is made this.

3rd day of March

19.80, between the Mortgagor, Marion L. Dudley Jr, & Donna Dudley

(herein "Borrower"), and the Mortgagee, POINSETT FEDERAL

SAVINGS AND LOAN ASSOCIATION of Travelers Rest a corporation organized and existing under the laws of \$9.4th Carolina whose address is 203 State Park Road,

Travelers Rest, S. C. 29690(herein "Lender").

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 lot of land situate on the southside of Harbor Drive, near the City of Greenville, in Greenville County, South Carolina, being shown as Lot 14 on plat of Lake Harbor, made by Dalton & Neves, Engineers, May, 1958, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book MM, on page 15, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southside of Harbor Drive at the joint front corner of Lots 13 and 14, and runs thence with the line of Lot 13, S. 5-35 W. 227.2 feet to an iron pin in the high water mark of Saluda Lake; thence with the high water mark of Saluda Lake, (the traverse line being S. 77-10 E. 81.5 feet) to an iron pin; thence with the line of Lot 15, N. 5-35 E. 241 feet to an iron pin on the southside of Harbor Drive; thence along Harbor Drive, N. 84-25 W. 80 feet to the beginning corner.

This being the same property conveyed to the Mortgagors herein by Deed of William Leon Barnes, which Deed was recorded on October 29, 1979, in the RMC Office for Greenville County in Deed Book 1114-518.

The Mortgagee's mailing address is 203 State Park Road, Travelers Rest, S. C. 29690

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which has the address of Harbor Drive Greenville

South Carolina.....(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 seised 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. Itself in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

SOUTH CAROLINA -- I to 4 Family -- 6,75 FRMA/FHLMC UNIFORM INSTRUMENT

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