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R 11 THIS MORTGAGE is made this 16 th day of May 19. 80, between the Mortgagor, Abeline Rosemond(herein "Borrower"), and the Mortgagee, Carolina .Federal under the laws of ... South Carolina

WHEREAS, Borrower is indebted to Lender in the principal sum of .. Ten . Thousand. and. no/100..... dated. May 16, 1980. (herein "Note"), providing for monthly installments of principal and interest. with the balance of the indebtedness, if not sconer paid, due and payable on. June 1, 2000.

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 with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the west side of Morningside Drive, near the City of Greenville, being shown as Lot 25 on plat of Sylvan Hills made by Piedmont Engineering Service, June, 1948, recorded in the R.M.C. Office for Greenville County in Plat Book S at Page 103 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Morningside Drive, joint front corner of Lots 24 and 25 and running thence along the line of Lot 24 S.85-28 W. 150 feet to an iron pin on the east side of the Old Augusta Road; thence with the east side of Old Augusta Road, S.4-32 E. 70 feet to an iron pin; thence with the line of Lot 26, N.85-28 E. 150 feet to an iron pin on the west side of Morningside Drive; thence along the west side of Morningside Drive N.4-32 W. 70 feet to the beginning corner.

This being the same property conveyed to the mortgagor and her husband, Ervin M. Rosemond, by deed from Claude J. Davidson and Mary S. Davidson, as recorded in Deed Book 926 at Page 517 on October 4, 1971. Since that time Mr. Ervin M. Rosemond died testate, as shown in the Probate Court for Greenville County in Apartment 1532, File 23, leaving his one-half interest in the property to his daughter, Ira Charquitta Rosemond. Subsequent to that time, Ms. Ira Charquitta Rosemond has conveyed her interest in the property to Ms. Abeline Rosemond by deed dated May 5, 1980, and recorded in the R.M.C. Office for Greenville County in Deed Book 1125 at Page 981 on May 16, 1980.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear or record, on the recorded plat(s) or on the premises. which has the address of. 18 Morningside Drive, Greenville [Citv]

S. C. 29605.....(herein "Property Address");

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 casements, 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 lease hold 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 listed in a schedule of exceptions to coverage in arry title insurance policy insuring Lender's interest in the Property.

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MORTGAGE