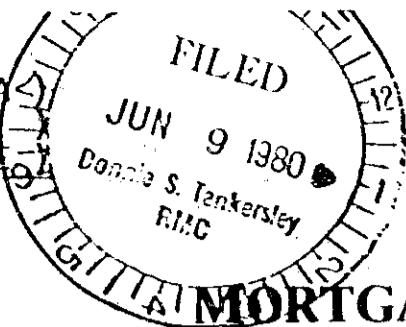


STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



Prepared by McIntosh, Threlkeld,
Glenn & Sherard, Attorneys.

BOOK 1504 PAGE 766

MORTGAGE

THIS MORTGAGE is made this 5th day of June
1980 between the Mortgagor, Floyd A. Teasley and Harriett S. Teasley, of the County
of Greenville, State of South Carolina, ---- (herein "Borrower"), and the Mortgagee,

Perpetual Building and Loan Association, a corporation organized and existing under the laws of the State of South Carolina, whose address is 907 North Main Street, Anderson, South Carolina (herein "Lender").

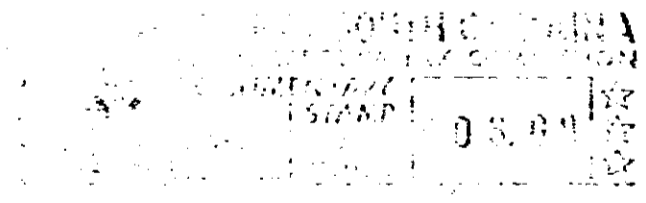
WHEREAS, Borrower is indebted to Lender in the principal sum of \$7,660.08 Dollars, together with
finance charges of \$7,145.52, for a total repayment of \$14,805.60 ----
dollars, which indebtedness is evidenced by Borrower's

note dated June 5, 1980 (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid due and payable on June 1, 1990

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 repay-
ment 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 on
the Western side of Adams Mill Road, Greenville County, South Carolina, being shown
and designated as Lot No. Ten (10) on a plat of Brookside Subdivision, Section 1,
recorded in the RMC office for Greenville County in Plat Book 4-R, at Page 56, and
having, according to a more recent survey by Freeland & Associates, dated December 20,
1977, the following metes and bounds, to-wit: BEGINNING at an iron pin on the Western
side of Adams Mill Road and running thence with the line of Lot 10, North 83-52 West 212.1
feet to an iron pin; thence North 1-41 West 62.6 feet to an iron pin, joint rear corner
of Lots 10 and 11; thence with the common line of said lots, North 71-33 East 163.8
feet to an iron pin on the Western side of Adams Mill Road; thence with said Road,
South 26-08 East 129.4 feet to an iron pin; thence continuing with said Road, South 26-
08 East 129.4 feet to an iron pin; thence continuing with said Road, South 9-22 West 21.2
feet to an iron pin, the point of beginning. And being the same lot of land conveyed
unto Floyd A. Teasley and Harriett S. Teasley by deed of Bobby J. King, Sr. and Mae G.
King, dated March 28, 1980, recorded on March 28, 1980, in the RMC office for Greenville
County, S. C., in Deed Book 1122, at Page 980.

This is a second mortgage on the above described lot of land, the first
mortgage thereon having been heretofore originally given by Michael S. Taylor and
Yvonne L. Taylor unto Collateral Investment Company, dated December 28, 1977, of
record in the RMC office for Greenville County, S. C., in Mortgage Book 1419, at
Page 655.



which has the address of 422 Adams Mill Road Mauldin
(Street) (City)
South Carolina 29662 (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 listed in a schedule of exceptions to coverage in any title insurance
policy insuring Lender's interest in the Property.

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