BOOK 1506 PAGE 26

MORTGAGE

THIS MORTGAGE is made this 25th day of June, 19 80, between the Mortgagor, W. Bayne Brown (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Four Thousand Seven Hundred and 00/100 ---------- Dollars, which indebtedness is evidenced by Borrower's note dated June 25 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 December 1, 2009;

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 County of Greenville, State of South Carolina, and being known and designated as Lot No. 6 of a subdivision known as White Oak Hills, Section II-A, with said lot being shown on plat of survey prepared Carolina Surveying Company dated June 24, 1980 and recorded in the Greenville County R.M.C. Office in Plat Book 8B at Page 87, with said lot having the following metes and bounds according to said plat:

BEGINNING at an iron pin on the northwestern side of the cul-de-sac of Lenhardt Court, and running along the common line of Lots 5 and 6 N. 79-09 W. 215.88 feet to an iron pin; thence N. 51-50 E. 175.0 feet to an iron pin; thence along the common line of Lots 6 and 7, S. 57-18 E. 144.23 feet to an iron pin on the northwestern side of the cul-de-sac of Lenhardt Court; thence along the northwestern side of said Court, S. 33-31 W. 85 feet to the point of beginning.

The above described lot is the same acquired by the Mortgagor by deed from A. J. Prince Builders, Inc. and Bobby Joe Jones Builders, Inc. recorded in the Greenville County R.M.C Office on June 25, 1980.

Poinsett Federal Savings & Loan Association
203 State Park Road
Travelers Rest, S. C. 29690

DOCUMENTARY STAMP TAX $ 17.88

which has the address of Route 1, Lot 6, Lenhardt Court [Street], Greenville [City], S. C. 29611 [State and Zip Code] (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 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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