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THIS MORTGAGE is made this 14th day of November 1980, between the Mortgagees, Robert and Carol F. Ivatt, R.M.C. (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is P. O. Box 10148, Greenville, South Carolina 29603 (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Forty Seven Thousand Nine Hundred Sixty Three and 41/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 14, 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, 2005.

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, being shown and designated as Lot No. 32, Richfield Terrace, DEVENGER PLACE, SECTION 7, on plat thereof prepared by Dalton & Neves, Co., Engineers, dated September, 1975, which plat is of record in the RMC Office for Greenville County, S.C., in Plat Book 5-P, at Page 3, reference to which is hereby craved for a metes and bounds description.

BEGINNING at an iron pin on the northeastern side of Richfield Terrace, joint front corner of Lots 31 and 32; running thence with joint line of said lots, N. 30-42 E., 150 feet; thence with rear of Lot 32, N. 59-18 W., 90 feet to an iron pin, joint rear of Lots 32 and 33; thence with joint line of said lots, S. 30-42 W., 150 feet to an iron pin on northeastern side of Richfield Terrace, joint front corner of Lots 32 and 33; thence running S. 59-18 E., 90 feet to an iron pin, the point and place of beginning.

This conveyance is made subject to all recorded restrictions, easements, roadways, setback lines, rights of way and zoning ordinances, if any, which may affect the property.

This is the same property conveyed to the mortgagors by deed recorded herewith of Jo Ann M. Roe dated November 14, 1980 and recorded in the RMC Office for Greenville County.

which has the address of 204 Richfield Terrace Greer, S.C., 29651 (herein "Property Address"); (Street) (City) (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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