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JUN 27 PM '81

MORTGAGE

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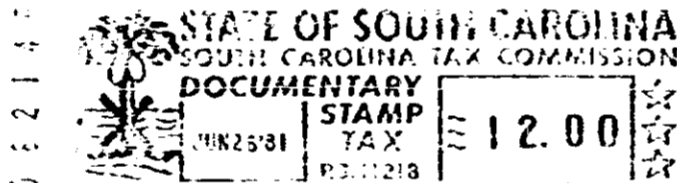
THIS MORTGAGE is made this 26th day of June 1981, between the Mortgagor, Mary Beth Skitt, (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty thousand and no/100 (30,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 26, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2011;

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 57, Terrace Gardens Subdivision, according to a plat prepared by James R. Freeland, R.L.S., and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 8R, Page 64, on June 26, 1981, reference to said plat is craved for a metes and bounds description for said property. See also the plat of Terrace Gardens Subdivision recorded in the RMC Office for Greenville County, South Carolina, in Plat Book QQ, Page 85, on August 27, 1959.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of Carolina Builders & Realty, Inc., as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1150, Page 664, on June 26, 1981.



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which has the address of Lot 57 Terrace Gardens, Greer, South Carolina 29651 (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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