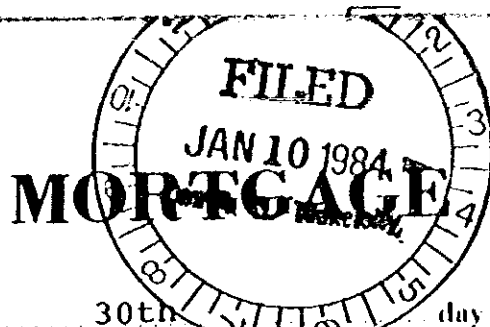


First Federal Savings & Loan Assn.
of Spartanburg
380 E. Main St. Spartanburg, S.C. 29304



VOL 1843 PAGE 361

THIS MORTGAGE is made this 30th day of December 1983, between the Mortgagor, Robert G. Frederick, Jr. and Patricia J. Frederick (herein "Borrower"), and the Mortgagee, FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF SPARTANBURG, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 380 East Main Street, Spartanburg, South Carolina 29304 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty-Eight Thousand and 00/100 (\$88,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 30, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 1994.

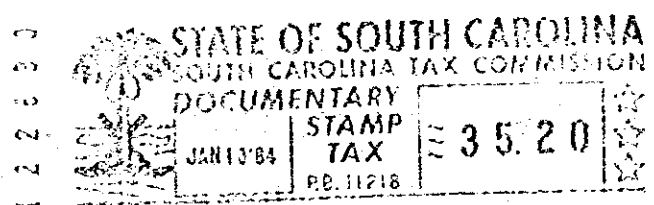
TO SECURE TO LENDER (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any further 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 in the aforesaid county and state and being designated as Lot No. 391, on plat of Map No. 1, Section 2, Sugar Creek, as recorded in Plat Book 7C, page 68, RMC Office for Greenville County. This property is also shown on plat entitled Robert G. and Patricia Frederick, dated May 2, 1980 by C.O. Riddle, RLS, recorded in Plat Book 7Z, page 68, RMC Office for Greenville County. This property is also shown on plat made for Robert G. and Patricia J. Frederick by John A. Simmons, RLS, dated December 28, 1983 to be recorded herewith and more particularly described as follows:

Beginning at a point 432.3 feet northeast of Sugar Creek Road on Woody Creek Road and thence continuing with Woody Creek Road N 32-34 E 110.0 feet to a point; thence Running S 57-26 E 140 feet to a point; thence running S 32-34 W 110.0 feet to a point; thence running 57-26 W 140 feet to a point on Woody Creek Road, point of beginning.

This being the same property conveyed to Robert G. Frederick, Jr. and Patricia J. Frederick by deed of Cothran and Darby Builders, Inc. dated and recorded May 7, 1980 in Deed Book 1125, page 256, RMC Office for Spartanburg County.

Tax Map Reference: 11-195-534.6-1-113



which has the address of 108 Woody Creek Road, Greer, S.C. 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.

0361

4328-RV-2