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P.O. Box 408
Greenville, S.C. 29602
GREENVILLE CO. S.C.
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R.M.C. ASLEY

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MORTGAGE

THIS MORTGAGE is made this 6th day of January, 1984, between the Mortgagor, Frank L. Moree and Sara A. Moree, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

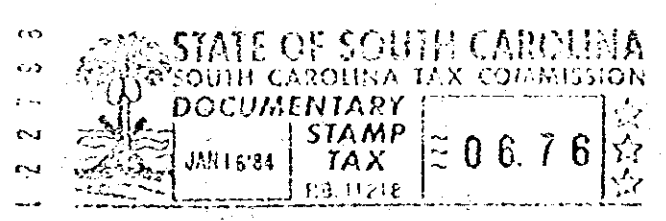
WHEREAS, Borrower is indebted to Lender in the principal sum of \$16,834.36 Sixteen Thousand Eight Hundred, Thirty-four and 36/100--Dollars, which indebtedness is evidenced by Borrower's note dated January 06, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 30, 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 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 tract of Land, lying and being in Fairview Township, Greenville County, State of South Carolina, located about 1/4 mile east of State Highway (2) now State Highway 14, adjoining lands now or formerly owned by Miss Carrie Richardson, Mrs. Mary West Hopkins at al and being more fully described as follows:

BEGINNING at an iron pin, Bagwell-Teat corner, and running thence along the J. N. Teat line S. 23 1/2 E. 5.01 ch. to iron pin on Miss Carrie Richardson's line; thence along her line S. 61 W. 1.05 to iron pin; thence S. 23 W. 2.39 to an iron pin, R. L. Chiles Estate corner; thence along Chiles' line S. 61 1/2 W. 2.24 to an iron pin, Mrs. Hopkins corner; thence along her back line N. 33 1/2 W. 2.97 to iron pin; thence by new line N. 38 E. 5.04 to an iron pin; thence by new line N. 19 W. 2.15 to an iron pin on Bagwell's line; thence along his line S. 84 E. 1.05 to the beginning corner, containing 2.06 acres more or less by chart of survey made by E. E. Gary, Surveyor, Sept. 27, 1945.

This being the same property conveyed to the mortgagor by deed of J. N. Teat and recorded in the RMC Office for Greenville County on June 01, 1965 in Deed Book 774 at Page 485.



which has the address of 201 A. West Circle Simpsonville,
(Street) (City)
South Carolina 29681 (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 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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