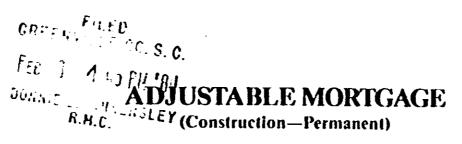
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THIS MORTGAGE is made this 6th, day of FEBRUARY

19. 84, between the Mortgagor, DONALD E. BALTZ, INC.

(herein "Borrower"), and the Mortgagee, South Carolina Federal Savings Bank, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

All that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, known and designated as Lot No. 157, shown on a plat of the subdivision of BROOKSIDE, SEC VI, PHASE ONE, recorded in the Office of RMC for Greenville County in plat book 9-F page 19.

This is one of the lots conveyed to mortgagor by Donald E. Baltz by deed of even date herewith, to be recorded.

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Derivation:

which has the address of ... 10t. 157.s. Brooks, Road., BROOKSIDE., SEC. VI., Phase One MAULDIN SC. 188662 (City) (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.

SOUTH CAROLINA-1 to 4 Family-6/75(Rev. 1/84)-FINMA-FIHAG UNBORM INSTRUMENT (with amendment adding Para 24 & 25)

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