

MORTGAGE

THIS MORTGAGE is made this... day of..., 19..., between the Mortgagor, Mr. George & Gail Derdziak (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association a corporation organized and existing under the laws of The United States of America whose address is Greer, South Carolina (600 N. Main St.) (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-nine thousand eight hundred dollars & 00/100 which indebtedness is evidenced by Borrower's note of even date herewith (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 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 piece, parcel or tract of land located in Greenville County, South Carolina, being shown and designated as Lot 82 of Section 2 of Forrester Woods Subdivision, being more fully shown on Plat 4X at Page 64 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the south side of Creekwood Court at the joint front corner of Lot Nos. 82 and 83 and running thence with the joint line of said lots S. 29-21 W. 127.7 feet to an iron pin; thence along the rear line of Lot 82 N. 76-30 W. 110 feet to an iron pin, the joint corner of Lot Nos. 81 and 82; thence with said joint line N. 13-36 E. 150 feet to an iron pin on the south side of Creekwood Court; thence along Creekwood Court S. 76-24 E. 78.7 feet to an iron pin; thence S. 30-37 E. 31.3 feet to an iron pin, the point of beginning.

This being a portion of the property conveyed to the grantor in Deed Book 1005 at Page 639.

This conveyance is subject to all easements, restrictions, rights of way, zoning ordinances and maps of record.



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 in the event 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 easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.

9290

4328 RV-2