

P.O. BOX 1000
GREENVILLE, S.C. 29601

BOOK 1452 PAGE 602

Mail to:
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

MORTGAGE

THIS MORTGAGE is made this 8th day of December 1978, between the Mortgagor, CRESCENT INDUSTRIES, INC. (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 713 Wade Hampton Blvd. Greer, South Carolina (herein "Lender").

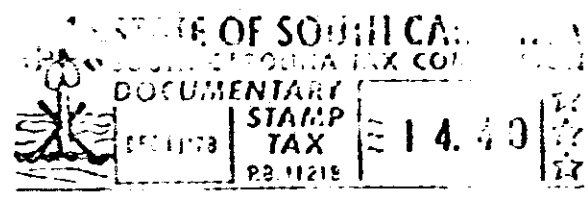
WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY-SIX THOUSAND AND NO/100 (\$36,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 8, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2009

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 in Chick Springs Township, Greenville County, South Carolina, and being Lot No. 94, and all improvements thereon, on the southern side of Chestnut Avenue, on plat of Burgiss Hills, recorded in the R.M.C. Office for Greenville County, in Plat Book Y, at Pages 96-97, and having the following courses and distances, to-wit:

BEGINNING at the joint front corner of Lots 95 and 94, on said Chestnut Avenue; thence with said Avenue, N. 60-44 W. one hundred (100) feet to the corner of Lot No. 93; thence dividing Nos. 94 and 93 lots, S. 29-16 W. one hundred eighty (180) feet to a point on the line of Lot No. 87; thence with the rear line of Lots 87 and 86, S. 60-44 E. one hundred (100) feet to the corner of Lot No. 95; thence as dividing Nos. 94 and 95 lots, N. 29-16 E. one hundred eighty (180) feet to the beginning corner; and bounded northeasterly by Chestnut Avenue; southeasterly by Lot No. 95; southwesterly by Lot No. 86, and northwesterly by Lot 93.

This being the same property conveyed to the mortgagor by deed of W. A. Welborn being recorded herewith; and being conveyed to W.A. Welborn by deed of John D. McClimon as recorded in the R.M.C. Office for Greenville County in Deed Book 724, at Page 180 on June 3, 1963.



which has the address of 207 Chestnut Avenue Greer, S.C. 29651 (herein "Property Address");
[Street] [City] [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.

0.60

4328 RV-2