

FIVE S.C.

MORTGAGE

THIS MORTGAGE is made this 29 day of May, 1984, between the Mortgagor, WILLIAM D. MATTHEWS, (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 Thirty Thousand, ninety one dollars & 04/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 29, 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

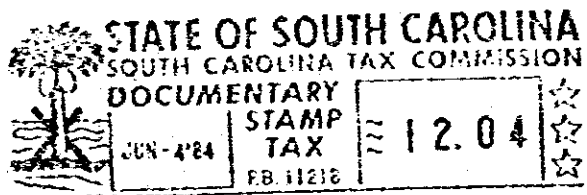
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 lying and being on the southwesterly side of Heathwood Circle, near the City of Greenville, S.C., being shown as Lot No. 70 on plat of HEATHWOOD, as recorded in the RMC Office for Greenville County, S.C., in Plat Book KK at Page 35, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Heathwood Circle at the joint front corner of Lots 69 and 70, and running thence along the joint line of said lots N. 83-58 W. 164.3 feet to an iron pin; thence S. 23-53 E. 175 feet to an iron pin, joint rear corner of Lots 70 and 71; thence along the joint line of said lots N. 66-07 E. 190 feet to an iron pin on the southwesterly side of Heathwood Circle; thence along the southwesterly side of Heathwood Circle on a curve, the chord of which is N. 68-05 W., 55 feet to an iron pin; thence continuing with the southwesterly side of Heathwood Circle on a curve, the chord of which is N. 33-17 W., 55 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of R.M. Gaffney, Trustee for S & M Real Estate Co., Inc., Furman C. Smith, C. E. Robinson, Jr., and R. M. Gaffney, recorded May 31, 1960, in the RMC Office for Greenville County, S.C., in Deed Book 651 at Page 347.

8 5 7 0 3 1  
SCTO  
2 JUN 4 84  
016  
4.0001



which has the address of 10 Heathwood Circle, Taylors, South Carolina 29687 (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.