

MORTGAGE

THIS MORTGAGE is made this 28 day of June 1977, between the Mortgagor, Peter R. Sweeny (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street Columbia, South Carolina (herein "Lender").

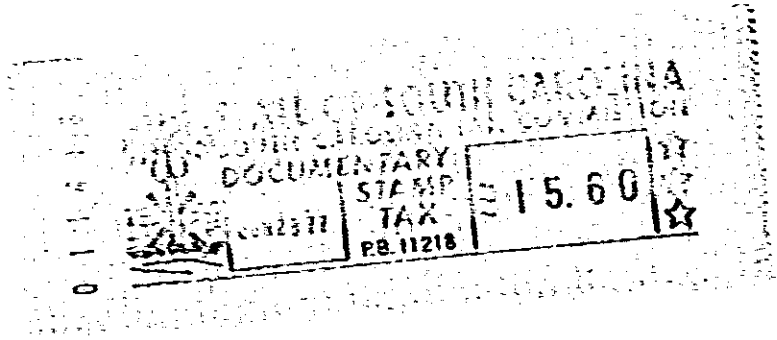
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Eight Thousand Nine Hundred Fifty and 00/100 (\$38,950.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 28, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2007.

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 located in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 292 according to a plat prepared by R. K. Campbell, dated December, 1961 and entitled "Section B of Gower Estates", said plat being recorded in the R.M.C. Office for Greenville County in Plat Book XX at Pages 36 and 37 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Wembley Road at the joint front corner of Lots 291 and 292 and running thence with the line of Lot 291, S. 80-16 E. 160 feet to an iron pin in the line of Lot 294; thence with the line of Lots 294 and 302, S. 9-44 W. 100 feet to an iron pin at the rear corner of Lots 292 and 293; thence with the line of Lot 293, N. 80-16 W. 160 feet to an iron pin on the Eastern side of Wembley Road; thence with the Eastern side of Wembley Road, N. 9-44 E. 100 feet to the point of beginning.

BEING the same property conveyed to the Mortgagor herein by deed of Ronald G. Peace and Judith A. Peace, said deed being dated February 16, 1973, and recorded in the R.M.C. Office for Greenville County in Deed Book 967 at Page 468.



which has the address of 407 Wembley Drive, Greenville, S. C. 29607. (Street) (City) (State and Zip Code) (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.

RECORDED

4328 RV-2