

MORTGAGE

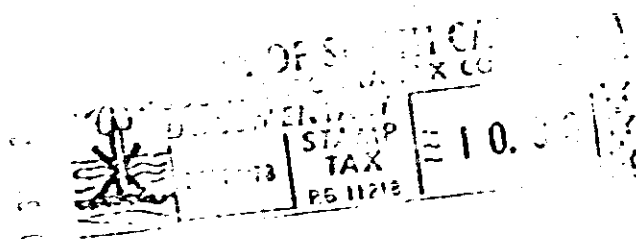
THIS MORTGAGE is made this 19th day of December, 1978, between the Mortgagor, James H. Patterson and Katherine V. Patterson, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Seven Thousand Three Hundred Fifty & no/100 -- Dollars, which indebtedness is evidenced by Borrower's note dated December 19, 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 1st day of January, 2004.

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, or condominium unit known as Unit No. 47 of the Highlands Horizontal Property Regime established under a Master Deed appearing of record in the RMC Office for Greenville County, South Carolina, in Deed Book 953 at pages 113 through 182 inclusive, as amended by First Amendment to Master Deed recorded in Deed Book 996, pages 45 through 99, inclusive, and as shown on a plat recorded in the RMC Office for Greenville County, S.C. in Plat Book 4-S at pages 20 through 22, inclusive, as shown on a revised plat recorded in Plat Book 5-F at pages 18 through 20, inclusive, which Master Deeds and plats are incorporated herein by reference for a more complete description.

The above described property is the same conveyed to the mortgagors herein by deed of American Development Company, a partnership, to be recorded herewith.



which has the address of Unit 47, The Highlands, Pine Creek Court Extension, Greenville, S.C. 29605 (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.

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