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lst THIS MORTGAGE is made this ... day of \_ August 19 79 between the Mortgagor, William Timothy Dyar , (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 Forty Thousand Seven Hundred and Pifty and No/100 Dollars, which indebtedness is evidenced by Borrower's \_\_\_ Dollars, which indebtedness is evidenced by Borrower's note dated August 1, 1979 , (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 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 piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, near the City of Mauldin, on the northern side of Baldwin Road, and being known as Lot No. 2 on plat of "Property of Tim Dyar" made by Kermit T. Gould, Surveyor, dated September 23, 1976 and revised April 3, 1979 and recorded in the RMC Office for Greenville County, S. C. in Plat Book 7-m at Page 5and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in Baldwin Road and runs thence N. 9-45 E. 519.03 feet to an iron pin; thence N. 81-39 W. 146.6 feet to an iron pin; thence S. 9-45 W. 515.5 feet to an iron pin in Baldwin Road; thence along Baldwin Road S. 80-15 E. 146.5 feet to the beginning corner.

This is a portion of the same property conveyed to William Timothy Dyar by deed of Roy C. Cunningham dated May 17, 1978 and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1079 at Page 499.

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which has the address of	Route 2, Baldwin	Road, Mauldin, S	s. c.				
	(Street)		(City)				
Chousin "Duopouter Adduses"							

·Sure and Zip (rick)

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.

SOUTH CAROLINA - 1 to 4 Family -6 Th- INMA/FRIDG UNIFORM INSTRUMENT with adventor in this fact and