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GREENVILLE

**MORTGAGE**

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THIS MORTGAGE is made this 23rd day of August, 1979, between the Mortgagor, Jean W. Padgett, (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 One Thousand Five Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 23, 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 September 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 lot of land in Greenville County, State of South Carolina, being shown as Lot 60 and the eastern portion of Lot 59 as shown on plat of Alta Vista, recorded in Plat Book G, Page 20 and having the following metes and bounds:

BEGINNING at an iron pin on Crescent Avenue at the joint front corner of Lot 60 and Lot 61 and running thence S. 4-15 W., 200 feet to an iron pin; thence N. 85-40 W., 64.5 feet to an iron pin; thence N. 4-15 E., 200 feet to an iron pin; thence S. 85-40 E., 64.5 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of Crescent Properties, a Partnership, recorded in the R.M.C. Office for Greenville County on in Deed Book 1110, Page 56.

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which has the address of 606 Crescent Avenue Greenville, South Carolina (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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