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MORTGAGE

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 53 on plat of White Oak Hills, Section One, recorded in Plat Book 7 C at page 33 and having the following courses and distances:

BEGINNING at Mn iron pin on Saluda Lake Road, joint front corner of Lots 53 and 54 and running thence along the joint line of said lots, N. 6-13 E. 229.25 feet to an iron pin; thence along the rear line of Lot 53, S. 57-30 W. 30 feet to an iron pin; thence with the joint line of Lots 52 and 53, S. 17-16 E. 216.7 feet to an iron pin on Lenhardt Road; thence along Lenhardt Road, S. 61-48 W. 58.8 feet to an iron pin; thence along Saluda Lake Road, N. 70-06 W. 66.5 feet to an iron pin, the poing of beginning.

Being a portion of the property conveyed by L. H. Tankersley by deed recorded May 15, 1979 in Deed Book 1102 at page 458 and by A. J. Prince Builders, Inc., by deed recorded herewith, to the mortgagor herein.

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which has the address of Lot 53, Saluda Lake Road, Greenville, S. C.

(Street) (Cony)

(State and Zin Code)

To Have and to Hoto unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter creeted 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, casements 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 75 FRMA FHLMC UNIFORM INSTRUMENT

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