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MORTGAGE
STANNERSLEY
R.M.C.

BOOK 1482 PAGE 631
POLY 1490 PAGE 339

THIS MORTGAGE is made this 20 day of September, 1979, between the Mortgagor, Jo Ann Griffith (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Six Thousand Five Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 20, 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 October 1, 1989.

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 in Greenville County, South Carolina, on Highway No. 146 on a plat of property of B. R. Vaughn dated November, 1960 by C. O. Riddle, Engineer and having the following metes and bounds, to-wit:

BEGINNING at a point in South Carolina Highway No. 146 and running thence with said Highway N. 49-27 W., 160 feet; thence throught the property of W. R. Griffith N. 32-53 E., 336 feet; thence S. 49-27 E., 160 feet; thence S. 32-53 W., 336 feet to the beginning corner. The beginning corner is 27 feet in South Carolina Highway 146 from the property of A. L. Bayne.

This is the identical property conveyed to the mortgagor by deed of Frances Griffith Bragg and Allen H. Griffith as recorded in the RMC Office for Greenville County in Deed Book 1100, Page 684, recorded 4/17/79.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX \$ 02.60
EX-11212

which has the address of Route # 5, Highway 146, Simpsonville, South Carolina 29681 (herein "Property Address");
[Street] [City] [State and Zip Code]

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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