

MORTGAGE

THIS MORTGAGE is made this 29th day of February 1980, between the Mortgagor, John P. McAleer, III and Caroline C. McAleer (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

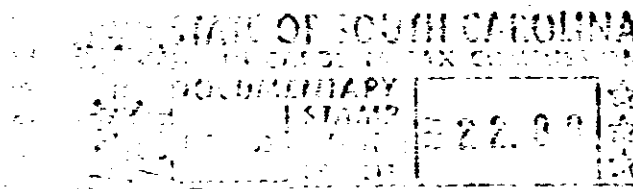
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-seven Thousand One Hundred Fifty and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 29, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2010.

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 with all buildings and improvements thereon, situate, lying and being on the southeastern side of Fargo Street in the Town of Mauldin, Greenville County, South Carolina being known and designated as Lot No. 32 as shown on a plat entitled GLENDALE III made by C. O. Riddle, dated April 1, 1974, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4-R at Pages 83 and 84 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the southeastern side of Fargo Street at the joint front corner of lots nos. 31 and 32 and running thence along the southeastern side of Fargo Street, S. 38-51 W. 103 feet to an iron pin at the joint front corner of lots nos. 32 and 33; thence along the common line of said lots, S. 52-17 E. approximately 203.1 feet to a branch at the joint rear corner of lots nos. 32 and 33; thence with the branch as the line N. 34-66 E. 95.3 feet to a point in the branch; thence N. 50 W. approximately 196.3 feet to a point on the southeastern side of Fargo Street, the point of beginning.

The above property is the same property conveyed to John P. McAleer, III and Caroline C. McAleer by deed of John D. Newton and Linda R. Newton of even date to be recorded herewith.



which has the address of 971 Fargo Street Mauldin (Street) (City)
S. C. 29662 (herein "Property Address"); (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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