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S.C.

MORTGAGE

THIS MORTGAGE is made this 15th day of April, 1980, between the Mortgagor, Bernice B. Bazzell, (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 Seventeen Thousand Eight Hundred Twenty-five and 69/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 15, 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 April 1, 2001;

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 certain piece, parcel or lot of land with improvements thereon, situate, lying and being on the easterly side of Flower Drive in Pine Hill Village, Gantt Township, Greenville County, South Carolina, being shown and designated as Lot No. 130 Pine Hill Village on plat prepared by R. K. Campbell RLS, dated July 9, 1962, and recorded in the RMC Office for Greenville County, S. C., in Plat Book QQ, page 168 and according to said plat having the following courses and distances, to-wit:

BEGINNING at an iron pin on the easterly side of Flower Drive, joint front corners of Lots 129 and 130 and running thence S 79-11 E 140 feet along the joint line of said lots to an iron pin, joint rear corner of said lots and Lots 70 and 71; thence N 10-49 E 70 feet along the joint rear line of Lots 130 and 70 to an iron pin, joint rear corner of said lots and Lots 69 and 131; thence N 79-11 W 140 feet along the joint line of Lots 130 and 131 to an iron pin on the easterly side of said Flower Drive, joint front corners of Lots 130 and 131; thence with the right of way of Flower Drive S 10-49 W 70 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagor by deed of W. L. Burger to be recorded herewith.

which has the address of 12 Flower Drive, Greenville, S. C.
(Street) (City)
(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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