

AUG 15 10 26 AM '80

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 14th day of August,
 1980, between the Mortgagor, DAVID P. LARSON and VIRGINIA P. LARSON,
 (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 Thirty-seven Thousand
Five Hundred and no/100ths -- Dollars, which indebtedness is evidenced by Borrower's
 note dated August 14, 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
 September 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 lying
 on the western side of Bond Street, in Greenville County, South Carolina, being
 shown and designated as Lot No. 29 on a plat of BROOKWOOD FOREST, SECTION ONE,
 made by C. C. Jones, Civil Engineer, dated November, 1962, recorded in the RMC
 Office for Greenville County, S. C., in Plat Book XX, page 97, and having according
 to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Bond Street at the joint front
 corners of Lots Nos. 28 and 29 and running thence with the common line of said
 lots, N. 89-05 W., 163.5 feet to a point in the center line of a branch; thence
 with the center line of a branch as the line, the traverse line being N. 14-52 W.,
 127.1 feet to a point at the joint rear corners of Lots Nos. 29 and 30; thence
 with the common line of said lots, S. 79-46 E., 204.7 feet to an iron pin on Bond
 Street; thence with the western side of Bond Street, S. 3-44 W., 79.3 feet to a
 point; thence continuing with said side of said street, S. 0-55 W., 10 feet to
 the point of beginning.

The above property is the same conveyed to the Mortgagors by deed of Employee
 Transfer Corporation to be recorded simultaneously herewith.

which has the address of 3 Bond Street Taylors
(Street) (City)
South Carolina 29687 (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.

3020

4328 RV-2