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DORR
KANGERSLEY
H.C.

Post Office Box 10148
Greenville, S. C. 29603

MORTGAGE

200-1541 PAGE 57

THIS MORTGAGE is made this 7th day of May, 1981, between the Mortgagor, JOHN M. PALM, JR. (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of South Carolina whose address is Post Office Box 10148, Greenville, South Carolina 29603 (herein "Lender").

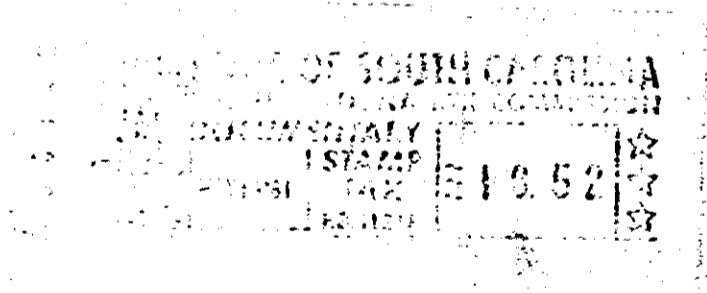
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty One Thousand Three Hundred and No/100 (\$41,300.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 7, 1981 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2011

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 the buildings and improvements thereon, lying and being on the southerly side of East Faris Road, in the City of Greenville, South Carolina, being known and designated as Lot No. 21 and the western one-half of Lot No. 22 and the eastern one-half of Lot No. 20 of Block G, on revised plat of W. W. Carter Associates, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book H at page 288, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of East Faris Road, said pin being 418 feet in a southerly direction from the southeasterly corner of the intersection of McCuen Street and East Faris Road, and running thence with the southerly side of East Faris Road N. 63-35 E. 132 feet to an iron pin; thence S. 26-30 E. 160 feet to an iron pin in the line of Lot No. 9; thence S. 63-35 W. 132 feet to an iron pin; thence N. 26-30 W. 160 feet to an iron pin on the southerly side of East Faris Road, the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of R. K. Rouse recorded on June 1, 1965, in Deed Book 774, at page 472.



which has the address of 308 E. Faris Road, Greenville, (Street) (City)
South Carolina 29605. (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 seized 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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