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MORTGAGE

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LEATHERWOOD, WALKER, TORD & KRAMA

THIS MORTGAGE is made this 15th day of June, 1981, between the Mortgagor, GEORGE A. BROWN and LEONA I. BROWN, (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 Twenty-Four Thousand, Eight Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 15, 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 July 1, 2008;

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 at the south-easterly corner of the intersection of Conway Drive with Azalea Court in the City of Greenville, Greenville County, South Carolina, being known and designated as Lot 18 as shown on plat entitled "Pleasantburg Forest" dated August, 1956 made by Dalton & Neves, Engineers, and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book GG at Page 163 and more recently shown on plat entitled "Property of George A. Brown and Leona I. Brown" made by Freeland & Associates, Inc. dated June 5, 1981 and having, according to said plats, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Conway Drive at the joint front corner of Lots 17 and 18, and running thence with the common line of said lots, S. 48-04 W. 128.9 feet to an iron pin on the northeast side of Azalea Court; thence running with the northeast side of Azalea Court, N. 44-57 W. 144 feet to an iron pin on said Court; thence running with the curve of the intersection of Azalea Court and Conway Drive, the chord of which is N. 7-48 E. 47.4 feet to an iron pin on the south side of Conway Drive; thence along the south side of said Drive, N. 60-33 E. 56.8 feet to a concrete monument, and N. 66-33 E. 110 feet to an iron pin, being the Point of Beginning. The above property is the same property conveyed to the Mortgagors by Deed of James V. Consalvi, Jr. and Roberta J. Consalvi, recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1149, Page 929, on June 15th, 1981.

which has the address of 4 Conway Drive, Greenville, South Carolina 29607 (herein "Property Address");

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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