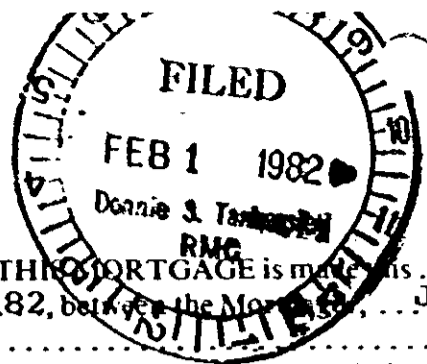


Derivation Clause: Being the same property conveyed to the Mortgagors herein by deed of Herbert J. Robinson, said deed being dated August 10, 1971 and recorded in the Clerk of Court's Office for Greenville County in Deed Book 922 at Page 374.



MORTGAGE

BOOK 1562 PAGE 581

THIS MORTGAGE is made this 19th day of January 1982, between the Mortgagors, James R. & Patricia B. Waldrop (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").

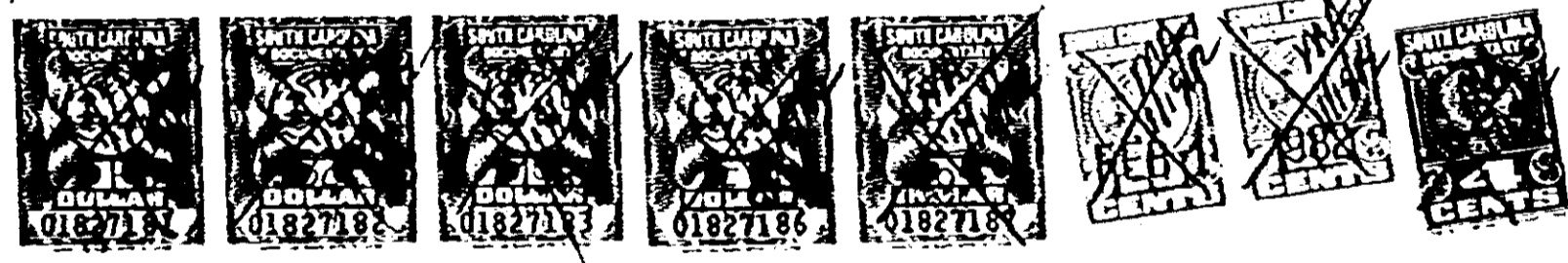
WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 13,500.00 which indebtedness is evidenced by Borrower's note dated January 19, 1982 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on January 15, 1987;

TO SECURE to Lender 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, 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 situate, lying and being in Greenville County, South Carolina, and being known and designated as Lot No. 45 of Mountain Shadows Subdivision, a plat of which is duly recorded in the Greenville County R.M.C. Office in Plat Book 4-N, at Page 7, and having according to said plat the following metes and bounds, to wit:

BEGINNING at the joint corners of Lots 45 and 46 on the north side of Mistletoe Drive and running thence with the joint line of said Lots, N. 21-50 E., 150 feet to a point, being the joint rear corner of Lot Nos. 45, 46 and 48; thence with a joint rear line of Lot Nos. 45 and 48, N. 24-16 W. 28 feet; thence with a joint line of Lots No. 43 and 45, S. 69-11 W. 116 feet to a point; thence with the joint line of Lot Nos. 44 and 45, S. 3057 W. 92 feet to a point on the north side of Mistletoe Drive; thence along the north side of Mistletoe Drive S. 68-10 E., 120 feet to the point of beginning.

This conveyance is subject to all easements, restrictions and rights of way both of record and appearing on the premises.



which has the address of 10 Mistletoe Drive Greenville South Carolina 29609 (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 and rents, all of which 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 hereinafter 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, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.
2. **Funds for Taxes and Insurance.** Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (therein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

SOUTH CAROLINA HOME IMPROVEMENT-7-82

0581

4328 RV-21