

First Federal Savings & Loan Assn.
of Spartanburg
380 E. Main St. Spartanburg, S.C. 29304

MORTGAGE

THIS MORTGAGE is made this 17th day of February 1984 between the Mortgagor, JERRY J. LAWSON and FRANCES S. LAWSON (herein "Borrower"), and the Mortgagee, FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF SPARTANBURG, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 380 East Main Street, Spartanburg, South Carolina 29304 (herein "Lender").

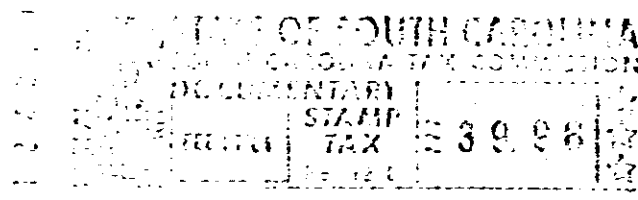
WHEREAS, Borrower is indebted to Lender in the principal sum of NINETY NINE THOUSAND, NINE HUNDRED and No/100 (\$99,900.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 17, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2014

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 further advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof therein "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 ~~Spartanburg~~ Greenville, State of South Carolina:

ALL that piece, parcel or lot of land situate, lying and being on the southeastern side of Plantation Drive in Austin Township, Greenville County, South Carolina, being shown and designated as Lot No. 32 on a plat entitled "HOLLY TREE PLANTATION, Phase II, Section II," by Piedmont Engineers and Architects, Surveyors, dated January 10, 1974, and recorded in Greenville County Plat Book 5-D at Page 47, and being further shown on a more recent plat by Freeland & Associates, dated February 16, 1984, entitled "Property of Jerry J. Lawson and Frances S. Lawson", and having according to said plats, the following metes and bounds, to-wit:

BEGINNING at a point on the southeastern edge of Plantation Drive at the joint front corner with Lot 33, and running thence along the common line with Lot 33, S. 71-55 E. 160.80 feet to a point on the joint line with Lot 19; thence running along the common line with Lot 19, S. 39-02 W. 119.37 feet to the joint line of Lot 32 with Lot 20; thence along the joint line with Lot 20, S. 37-55 W. 68 feet to a point at the joint rear corner with Lot 31; thence along the joint line with Lot 31, N. 52-15 W. 137.20 feet to a point on the southeastern edge of Plantation Drive; thence along the southeastern edge of Plantation Drive, as follows: N. 44-00 E. 35 feet to a point; N. 34-00 E. 50 feet to a point; N. 24-00 E. 50 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Baird Builders, Inc., dated February 17, 1984, and recorded herewith.



which has the address of 210 Plantation Drive, Simpsonville, South Carolina, (Street) (City) 29681 (State and Zip Code) (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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