

MORTGAGE

THIS MORTGAGE is made this 31st day of July, 1984, between the Mortgagor, W. Marshall Lindsay (herein "Borrower"), and the Mortgagee, FIRST, PIEDMONT, FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina, whose address is 210 South Limestone Street - Gaffney, South Carolina 29340 (herein "Lender").

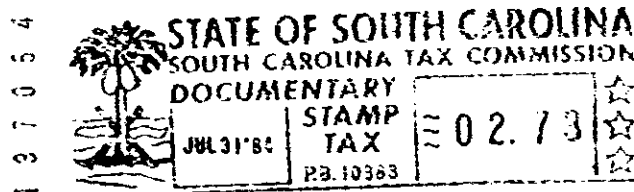
WHEREAS, Borrower is indebted to Lender in the principal sum of Nine Thousand Nineteen and 73/100 (\$9,019.73) Dollars, which indebtedness is evidenced by Borrower's note dated July 31, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 1989;

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 parcel or lot of land situated on the east side of South Main Street and the north side of Snow Street in the City of Greer, Chick Springs Township, Greenville County, South Carolina, and being part of Lot No. 25 of Cannon Park, and having the following courses and distances, to wit:

BEGINNING at the intersection of South Main Street and Snow Street, and running thence along Snow Street, S 68 E 94 feet to an alley; thence along said alley N 22 E approximately 105 feet to an iron pin on line of Lot No. 24; thence along line of Lot No. 24 N 85 30 W 119 feet to the east side of South Main Street; thence along South Main Street S 6 30 E 55 feet to the beginning corner.

This being the same property conveyed to the Mortgagor herein by Deed of Leon Emery recorded in Deed Book 805 at page 356 RMC Office for Greenville County. September 6, 1966.



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SPARTANBURG, S.C.

which has the address of 515 South Main Street Greer South Carolina (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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