

## MORTGAGE

THIS MORTGAGE is made this 28th day of August, 19 84, between the Mortgagor, DON R. HOLDER and SUE ANN HOLDER, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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").

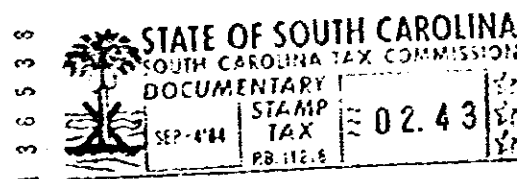
WHEREAS, Borrower is indebted to Lender in the principal sum of \$8,081.43 (EIGHT THOUSAND EIGHTY-ONE AND 43/100) Dollars, which indebtedness is evidenced by Borrower's note dated August 28, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 30, 1988;

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 the buildings and improvements thereon, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot 87 on plat of COLONIAL HILLS, SECTION 5, recorded in the RMC Office for Greenville County, S.C., in Plat Book QQQ at Page 21, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Fairford Circle, joint front corner of Lots 87 and 88, and running thence through a 10-foot drainage easement N. 2-00 W. 173.1 feet; thence N. 85-36 W. 90 feet; thence S. 1-55 E. 177.2 feet to an iron pin on Fairford Circle, joint front corner of Lots 86 and 87; thence along Fairford Circle S. 88-21 E. 90 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Marvin G. Monroe recorded November 14, 1973, in the RMC Office for Greenville County, S.C., in Deed Book 988 at Page 264.



which has the address of 4 Fairford Circle, Taylors, South Carolina 29687 (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 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.