

[Space Above This Line For Recording Data]

Address: 301 College Street, Greenville, SC 29601

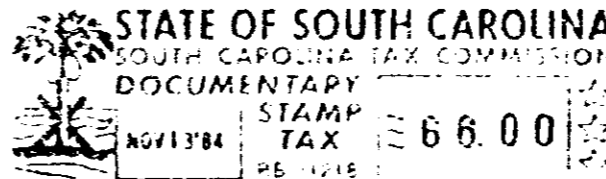
**MORTGAGE**

THIS MORTGAGE ("Security Instrument") is given on November 12, 1984. The mortgagor is Lawrence E. McNair ("Borrower"). This Security Instrument is given to First Federal Savings and Loan Association of South Carolina, which is organized and existing under the laws of the United States of America, and whose address is 301 College Street, Greenville, South Carolina 29601 ("Lender"). Borrower owes Lender the principal sum of Two Hundred Twenty Thousand and no/100 Dollars (U.S. \$ 220,000.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on December 1, 2009. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For the purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in Greenville County, South Carolina:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, within the corporate limits of the City of Greenville containing 1.04 acres as is more fully shown on a plat entitled "Property Survey for McNair Realty," prepared by Arbor Engineering, dated December 28, 1983, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwestern side of Highway 29, Wade Hampton Boulevard, approximately 140 feet from its intersection with Wellington Avenue and running thence along the Northwestern side of Highway 29, Wade Hampton Boulevard N. 52-33 E. 199.76 feet to an iron pin; running thence N. 37-21 W. 227.11 feet to an iron pin; running thence S. 52-30 W. 200.08 feet to an iron pin; running thence S. 37-26 E. 226.96 feet to the POINT OF BEGINNING.

This being the same property conveyed to the Mortgagor herein by deed from Abbott Machine Co., Inc., formerly known as DAJ Associates, Inc., dated January 31, 1984.



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which has the address of 746 Wade Hampton Boulevard Greenville, South Carolina 29609 ("Property Address");

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument 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 and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

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