

MORTGAGE

THIS MORTGAGE is made this 15th day of November 1978, between the Mortgagor, Leo Doyon (herein "Borrower"), and the Mortgagee, Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is 500 East Washington Street, Greenville, S.C. (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Sixteen Thousand Two Hundred and no/100 (\$16,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 15, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2003.

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 situate, lying and being in the City and County of Greenville, State of South Carolina, on the northeastern side of Sycamore Drive and being known and designated as lot number 145 of East Lynn Addition and also a portion of lot 145 of East Lynn Addition as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book "H" at Page 220 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Sycamore Drive at the joint front corner of Lots Nos. 144 and 145 and running thence along the joint line of said lots N.32-31 E. 226 feet to an iron pin; thence S.37-32 E. 80 feet to an iron pin; thence along the joint line of Lots Nos. 145 and 146 S.39-48 W. 199.8 feet to an iron pin; thence along the northeastern side of Sycamore Drive N.58-29 W. 50 feet to the point of beginning.

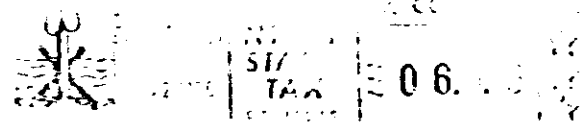
This being the same property conveyed to the Grantor by deed recorded in the RMC Office for Greenville County in Deed Book 1061 at Page 662 on August 2, 1977.

ALSO, that property beginning at an iron pin on the northeastern side of Sycamore Drive at the joint front corner of Lots Nos. 144 and 145 and running thence with the joint line of said Lots N.32-31 E. 110 feet to a point; thence a new line through Lot No. 145 approximately S.37-32 E. 62 feet to a point in the joint line of Lots Nos. 145 and 146; thence with the joint line of said lots S.39-48 W. 110 feet to an iron pin in the northeastern side of Sycamore Drive at the joint front corner of said lots; thence with the northeastern side of Sycamore Drive N.58-29 W. 50 feet to the point of beginning.

This being the same property conveyed to the Grantor by deed recorded in the RMC Office for Greenville County in Deed Book 1014 at Page 684 on February 14, 1975.

This conveyance is subject to any restrictions, reservations, zoning ordinances or easements that may appear of record on the recorded plat or on the premises.

This being the same property conveyed to the Mortgagor by way of deed dated November 15, 1978, to be recorded herewith, from Frances L. Godfrey.



which has the address of 122 Sycamore Drive Greenville South Carolina 29607 (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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