

MORTGAGE

THIS MORTGAGE is made this 14th day of December, 1978, between the Mortgagor, James Edward Borgia and Janice L. Borgia (herein "Borrower"), and the Mortgagee, FIRST STATE SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 305 North Church Street, SPARTANBURG, SOUTH CAROLINA (herein "Lender").

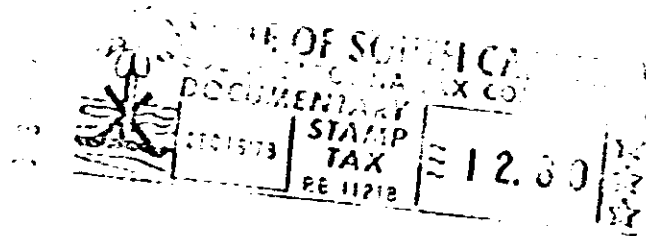
WHEREAS, Borrower is indebted to Lender in the principal sum of ***** THIRTY-TWO THOUSAND **** *****(\$32,000.00) ***** Dollars, which indebtedness is evidenced by Borrower's note dated of even date (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 2004;

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 Spartanburg, State of South Carolina:

All that parcel or lot of land in Greenville County, State of South Carolina, located approximately one (1) mile west of Gowensville, containing 1.67 acres, more or less, and being more particularly described as follows:

BEGINNING at a nail and stopper in the center of the Redhill Road, the joint corner with William B. and Joyce L. Hardin, and running thence with their line, S. 66-30 E., 380 feet to an iron pin; thence, S. 32-45 W. 235.2 feet to an iron pin; thence, N. 66-30 W. 250 feet to a nail and stopper in the center of said Redhill Road; thence, with the center of said road, N. 04-11 E. 112 feet to a nail and stopper; thence, N. 00-02 W. 138 feet to the BEGINNING corner, as shown upon a plat by Wolfe & Huskey, Inc., Engineering and Surveying, Lyman, S.C., dated January 11, 1978 for James E. and Janice L. Borgia.

This being the same property conveyed to the Mortgagors herein by deed from Virginia L. Burrell as dated January 17, 1978 and recorded in Deed Book 1072 page 225, RMC Office for Greenville County on January 19, 1978.



which has the address of Redhill Road, Route 2, Landrum, SC 29356 (Street) (City) (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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