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MORTGAGE

THIS MORTGAGE is made this 7th day of OCTOBER

19.80, between the Mortgagor, JAMES M. WALLACE AND NANCY J. WALLACE

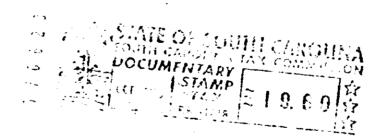
(herein "Borrower"), and the Mortgagee, First Federal

Savings and Loan Association, 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").

ALL that certain piece, parcel or lot of land situate, lying and being in the City of Simpsonville, County of Greenville, State of South Carolina, and being known and designated as Lot No. 200 on a plat of Brentwood, Section IV, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 5-D at Page 43, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on Doral Way at the joint front corner of Lots Nos. 200 and 201 and running thence with said line S. 17-52 E. 162.85 feet to a point; thence running S. 72-12 W. 120.0 feet to a point; thence running N. 17-53 W. 162.6 feet to a point; thence running with Doral Way N. 72-02 E. 120.0 feet to the point of beginning.

Derivation: Deed Book <u>//3 5</u>, Page <u>47</u> James Leary Builders, Inc. 10/7/80



which has the address of ______ 106 Doral Way

Simpsonville

s. c. 29681

__(herein "Property Address");

(State and Zip Code)

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.

SOUTH CAROLINA - 1 to 4 Family-6/75-FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para. 24)

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1328 RV.2