MORTGAGE

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......,
State of South Carolina:

ALL that certain piece, parcel or unit, situate, lying and being in the State of South Carolina, Sounty of Greenville, being known and designated as Unit 7-D of HOLLY WOODS HORIZONTAL PROPERTY REGIME as is more fully described in the Declaration of Holly Woods Horizontal Property Regime (Master Deed) recorded in the RMC Office For Greenville County in Deed Book 1109, page 246; first amendment to Declaration of Holly Woods Horizontal Property Regime recorded in Deed Book 1142, page 480; and, second amendment to Declaration of Holly Woods Horizontal Property Regime recorded in Deed Book 1154, page 543; plat of property recorded in Plat Book 7C, page 45.

THIS is a portion of the property conveyed to the Grantor by deed of James P. McNamara as recorded in the RMC Office for Greenville County in Deed Book 1109, page 243, recorded on August 14, 1979, and conveyed to the Grantor and James P. McNamara by deed of the First National Bank of South Carolina as recorded in the RMC Office for Greenville County in Deed Book 1079, page 792, recorded on May 25, 1978.

THIS conveyance is made subject to such easements, restrictions, zoning ordinances, reservations, or rights-of-ways as may appear of record or on the premises, and is further made subject to the terms of the Declaration of Holly Woods Horizontal Property Regime (Master Deed) recorded in Deed Book 1109, page 246; frist amendment recorded in Deed Book 1142, page 480; and second amendment recorded in Deed Book 1154, page 543.

DOCUMENTARY
STAMP

which has the address of ... 7-D. Holly Woods Concominiums, ., Simpsonville, .S. .C.... 29681
[Street] [City]

Simpsonville, .S., .C., ... (herein "Property Address"); [State and Zip Code] 29681

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/FHEMC UNIFORM INSTRUMENT

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