

OFFICE OF THE S.C.

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DONALD S. IRBLEY

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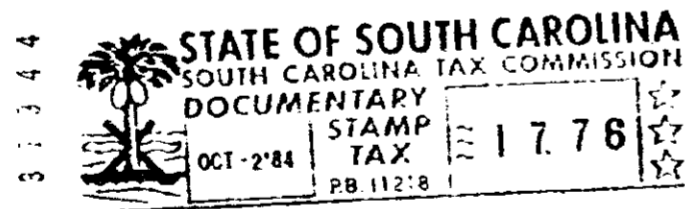
MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on October 1,
 19 84. The mortgagor is Rayburn Home Construction, Inc.
 ("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 Fifty-nine Thousand Two Hundred and no/100
Dollars (U.S. \$ 59,200.00). 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 October 1, 1985. 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, together with all improvements
 thereon or hereafter constructed thereon, situate, lying, and being in the State
 of South Carolina, County of Greenville, on the northeastern side of Monarch Place,
 and being shown and designated as Lot No. 12, on a plat of Section 2, WEDGEWOOD PLACE,
 prepared by Dalton & Neves Co., Inc., dated March, 1984, recorded in the RMC Office
 for Greenville County in Plat Book 10-M at Page 21 and having, according to a more
 recent plat prepared by Freeland & Associates for Rayburn Home Construction, Inc.,
 dated September 9, 1984, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Monarch Place at the joint front corner of Lots No. 12
 and No. 11 and running thence N. 56-38 E. 155.0 feet to an iron pin; thence S. 33-
 22 E. 80.0 feet to an iron pin; thence S. 56-38 W. 155.0 feet to an iron pin on
 Monarch Place; thence along Monarch Place, N. 33-22 W. 80.0 feet to an iron pin, the
 point of beginning.

This being the same property conveyed to mortgagor by deed of Independent Properties,
 Inc., dated October 1st, 1984, recorded simultaneously herewith.



which has the address of Lot 12, Monarch Place, Taylors
 [Street] [City]
 South Carolina 29687 ("Property Address");
 [Zip Code]

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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