. N. s. J.

GREENVILLE CO. S. LEAT WOOD, WALKER, TODD & MANN MORTGAGE THIS MORTGAGE is made this ________day of _______ between the Mortgagor, W. Brooks Fortune and Joan H. Fortune (herein "Borrower"), and the Mortgagee, Security Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is East Camperdown Way, Greenville, South Carolina (herein "Lender"). WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-two Thousand Five Hundred and No/100ths -- Bollars, which indebtedness is evidenced by Borrower's note of even date herewith (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Hay 10, 2000 street, S. 47-49 W. 127.4 feet to a point and S. 63-33 E. to a point at the intercoscretion of the northwestern side of said Estanolle Street and the northeastern side of Clearview Avenue (now Collingwood Drive); thence with the curve of said inter-section the chords of which are S. 79-03 W. 30.7 feet and N. 57-01 W. 33.9 feet to point on the northeastern side of Clearview Avenue (now Collingwood Drive); On thence along the northeastern side of said Clearview Avenue (now Collingwood Drive) N.,23-51 W. 55.1 feet to the point of beginning. The property hereinabove described is also shown on a more recent plat thereof by WSR. Williams, Jr., Engr./Surveyor, dated May 15, 1975 entitled Property of Joy F. Wagner (Marcelle F. Coker). JUL 3 8 1981 AND FULLY SATISFIED LAW OFFICES Hirchell & Ariail 2202

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 in the event 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 easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.

SOUTH CAROLINA-FHLMC-1/12-1 to 4 family