

MORTGAGE

THIS MORTGAGE is made this 15th day of February, 1980, between the Mortgagor, Mary E. Iadarola, (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").

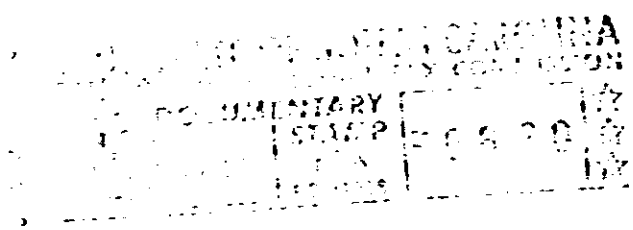
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifteen Thousand Five Hundred and NO/100 (\$15,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 15, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2010

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 Greenville, State of South Carolina:

"ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 115, on a plat of Union Bleachery Subdivision and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book QQ, at Page 180-181, and being resurveyed for Mary E. Iadarola by Robert R. Spearman on February 14, 1980, and being more particularly described according to said plat of resurvey as follows, to-wit:

BEGINNING at an iron pin on the edge of the sidewalk on the South side of Arrington Avenue, joint front corner of Lots 115 and 116, and running thence South 30-35 West 136.18 feet to an iron pin in the alley; thence running along the center line of the alley North 58-34 West 61.0 feet to an iron pin; thence running North 31-12 East 135.52 feet to an iron pin at the edge of the concrete walk on South side of Arrington Avenue, joint front corner of Lots 115 and 114, thence along the edge of said walk, South 59-11 East 59.54 feet to the point of BEGINNING, AND BEING BOUNDED GENERALLY on the North by Arrington Avenue, on the East by Lot 116, and on the South by the alley, and on the West by Lot 114."

This being the same property conveyed to the Mortgagor: herein by deed of Jerry L. and Wanda Jean Owens and simultaneously recorded herewith.



which has the address of 19 Arrington Avenue Greenville,
(Street) (City)
South Carolina (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.

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