

MORTGAGE

THIS MORTGAGE is made this 24th day of March, 1980, between the Mortgagor, Thomas Carroll Holcombe and Nancy Holcombe, (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").

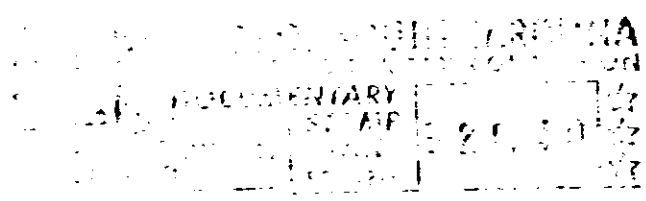
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-One Thousand and 00/100 (\$51,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 24, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 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 lot of land lying in the Town of Mauldin, being known as Lot 86 on a plat of Bishop Heights, dated January, 1966, and recorded in the R.M.C. Office for Greenville County in Plat Book "BBB", at Page 171, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Bishop Drive, joint front corner of Lots 85 and 86 and running thence with the line of Lot 85, S. 64-18 E., 200 ft. to an iron pin; thence S. 25-42 W., 100 ft. to an iron pin; thence with the line of Lot 87, N. 64-18 W., 200 ft. to an iron pin on the southeastern side of Bishop Drive; thence along said Drive, N. 25-42 E., 100 ft. to the point of beginning.

This being the same property conveyed to the Mortgagors herein by Deed dated March 24, 1980, said deed to be recorded herewith in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1122, at Page 670.



which has the address of 423 Bishop Drive Mauldin, S. C. 29662,
(Street) (City)
(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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