

#07-200013-2
Prepared by: Dennis Sims
BOOK: 1537 PAGE: 157

MORTGAGE

THIS MORTGAGE is made this 27th day of March,
1981, between the Mortgagor, Donald W. Arledge and Wanda P. Arledge
(herein "Borrower"), and the Mortgagee,
FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF HENDERSONVILLE, a corporation organized and existing
under the laws of North Carolina, whose address is
504 St. Church - Hendersonville, North Carolina 28739 (herein "Lender").

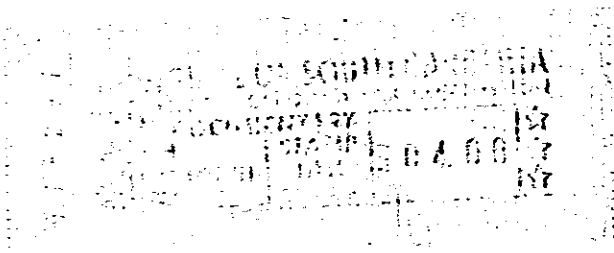
WHEREAS, Borrower is indebted to Lender in the principal sum of TEN THOUSAND and no/100
(\$10,000.00) Dollars, which indebtedness is evidenced by Borrower's note
dated March 27, 1981 (herein "Note"), providing for monthly installments of principal and interest,
with the balance of the indebtedness, if not sooner paid, due and payable on March 27, 1982;

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 parcel or tract of land, containing 4.29 acres, more or less, situated
about three miles from Gowensville, in Glassy Mountain Township, Greenville County, State
of South Carolina, and being more particularly described on a plat prepared for
Donald Arledge by James V. Gregory, R.L.S. (#6329) on January 2, 1981, said plat being
recorded herewith. Said 4.29 acres being more particularly described as follows:

BEGINNING at an iron pin in the center of Arledge Road (approximately 3/4 mi. to Road 180)
and running with said road S3-55W 291.6 feet to an iron pin; thence, turning and running
N78-28W 137.1 feet to an iron pin (with an iron pin set 30 ft. from last iron pin); thence,
running N71-33W 132.65 feet to an iron pin; thence, running N67-47W 399.46 feet to an
iron pin; thence, turning and running N26-42E 311.23 feet to an iron pin; thence, turning
and running S67-53E 550.85 feet to an iron pin in the center of Arledge Road, said pin
being the point of BEGINNING (with iron pin set 30 ft. from last pin in Arledge Road).
For a more perfect description, reference is craved to above described plat being recorded
herewith.

This being a portion of the property conveyed to Mortgagor herein by deed of George W.
Arledge recorded January 22, 1981 in the RMC Office for Greenville County in Deed Book 1141,
Page 389.



which has the address of Route 2, Box 384 Landrum
(Street) (City)
South Carolina 29356 (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 improve-
ments 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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