

MORTGAGE

THIS MORTGAGE is made this 30th day of July, 1982, between the Mortgagor, Bob E. Faulkenberry and Fran P. Faulkenberry, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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 Seventeen Thousand and 00/100 (\$17,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 30, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 1992;

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 on the northern side of Hampshire Drive, Greenville County, South Carolina being shown and designated as Lot 92 on a Plat of Homestead Acres, Section 2, recorded in the RMC Office for Greenville County on Plat Book XX, at Page 143, and having, according to said Plat, the following metes and bounds:

Beginning at an iron pin on the northern side of Hampshire Drive at the joint front corner of Lots 91 and 92 and running thence with the common line of said Lots, N 02-10 W, 201.5 feet to an iron pin; thence N. 88-09E, 90.1 feet to an iron pin at the joint rear corner of Lots 92 and 93; thence with the common line of said Lots, S 02-10E, 201.1 feet to an iron pin on the northern side of Hampshire Drive, thence with said Drive, S 87-50 W, 90.0 feet to an iron pin, the point of beginning.

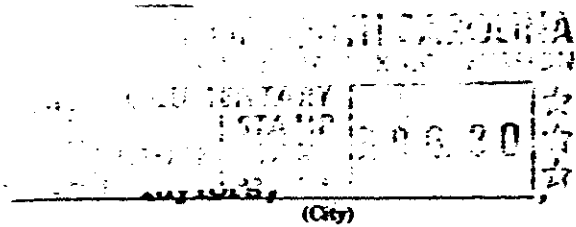
This conveyance is subject to all restrictions set back lines, roadways, zoning ordinances, easements and rights of way, if any, affecting the above property.

This is the same property conveyed to the Grantor herein by deed of Cloral L. Lovell, recorded February 23, 1970, in Deed Book 884, at Page 637;

See Deed to Bob E. Faulkenberry and Fran P. Faulkenberry recorded May 20, 1977 in Deed Book 1057 Page 18. from Robert H. Gardner.

BC7 This is a second mortgage and is Junior in Lien to that mortgage executed by Bob E. and Fran P. Faulkenberry to Greer Federal Savings and Loan which mortgage is recorded in the RMC Office for Greenville County on May 20, 1977 in Deed Book 1057 Page 18.

CO10 3 AU 2 82 057



which has the address of 200 Hampshire Drive, South Carolina 29687 (herein "Property Address");

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 seized 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.

4328 RV-2