

GREENVILLE S.C.
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R.M.C. - SLEY

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MORTGAGE

010-320602-7

THIS MORTGAGE is made this 25th day of October, 1983, between the Mortgagor, Jane M. Arnold, (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 Two thousand two hundred seventy-three and 45/100 (\$2,273.45) Dollars, which indebtedness is evidenced by Borrower's note dated October 25, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 31, 1986.

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, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Paris Mountain Township on the northern side of Longforest Drive, being known and designated as Lot 19, as shown on a plat of the property of Nabors & Bridges recorded in Plat Book 0 at Page 195, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Longforest Drive, joint front corner of Lots 18 & 19, and running thence with the joint line of said lots N00-15E 359.4 feet to an iron pin; thence due west 100 feet to an iron pin, joint rear corner of Lots 19 and 20; thence with the joint line of said Lots S00-15W 359 feet to an iron pin on the northern side of Longforest Drive; thence with said drive S89-45E 100 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of Lois Allene Whitmire and recorded in the RMC Office for Greenville County on 05/29/73 in Deed Book 975 at Page 550.

This is a second mortgage and is Junior in Lien to that mortgage executed by Jane M. Arnold which mortgage is recorded in RMC Office for Greenville County on 05/29/73 on Book 1279 at Page 28.

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which has the address of 38 Longforest Drive, Greenville
South Carolina 29609 (herein "Property Address");

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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.

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