

First Federal Savings & Loan
P.O. Box 403
Greenville, South Carolina 29602

MAR 17 11 25 AM '84

MORTGAGE

010-326658-4

THIS MORTGAGE is made this 19th day of March, 1984, between the Mortgagor, Richard A. Moore and Marilyn K. Moore, (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 \$20,994.82 Twenty Thousand Nine Hundred Ninty Four and 82/100--- Dollars, which indebtedness is evidenced by Borrower's note dated _____, (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 31, 1994.....;

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 piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville being known and designated as a major portion of Lot 45 of a Subdivision known as River Downs as shown on a plat thereof being recorded in the RMC Office for Greenville County in Plat Book 4-R at Pages 75 and 76 and having according to a more recent survey entitled "Foundation Survey for John A. Bolen, Inc. Lot 45" being recorded in the RMC Office for Greenville County in Plat Book 7A at Page 33 the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Shetland Way, joint front corner of Lots 45 and 46, which iron pin is approximately 170 feet northwest of the intersection of Shetland Way and Hackney Road and running thence with southwestern side of Shetland Way N. 50-30 W. 120.0 feet to an iron pin; thence 37-30 W. 105.68 feet to an iron pin; thence S. 44-01 W. 35.3 feet to an iron pin; thence S. 50-15 W. 110.65 feet to an iron pin in the line of Lot 60 and continuing with the line of Lot 59 S. 50-25 E. 140.31 feet to an iron pin at the corner of Lot 47; then with the line of Lot 47 N. 35-41 E. 125 feet to an iron pin at the corner of Lot 46; thence with the line of Lot 46 N. 43-00 E. 125 feet to the point of BEGINNING.

This being the same property conveyed to the mortgagor by deed of George P. Apperson, Jr. and John A. Bolen, Inc. and recorded in the RMC Office for Greenville County on March 28, 1979 in Deed Book 1099 at Page 410.

This is a second mortgage and is junior in lien to that mortgage executed by Carolina Federal Savings and Loan Association and recorded in the RMC Office for Greenville County on March 28, 1979 in Deed Book 1461 at Page 60.

which has the address of 203 Shetland Way Greer, South Carolina 29651 (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 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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