

MORTGAGE

THIS MORTGAGE is made this 10th day of April 1984, between the Mortgagor, Timothy J. Deming and Laurie A. Deming, (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").

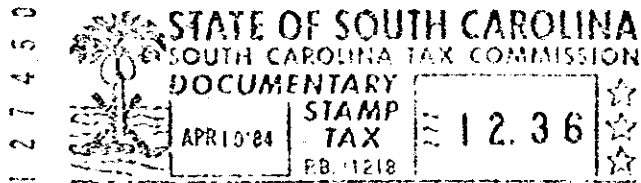
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand, Nine Hundred and no/100 (\$30,900.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 10, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2014.

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 tract or lot of land in Bates Township, Greenville County, State of South Carolina, and being shown as a 1.9 acre tract on a plat prepared by Jeffrey M. Plumblee, Inc., dated October 27, 1982 entitled "Survey for Timothy J. Deming and Laurie A. Deming", and recorded in the R.M.C. Office for Greenville County in Plat Book 9-M, Page 51, and having according to said plat the following metes and bounds, to-wit:

Beginning at a nail and cap in Robertson Road, and running thence N 41-28 W through an old iron pin (which is 23.7 feet from the point of beginning and 959 feet, more or less, Southwest of Old Mill Road) a distance of 683.8 feet to an old iron pin; thence N 47-42E 187.0 feet to an old iron pin; thence N 41-15W 198.6 feet to an old iron pin; thence S 47-42W 237.8 feet to an old iron pin; thence S 41-28 E 853.8 feet to a nail and cap in said Robertson Road, passing through an old iron pin which is 30.0 feet from said nail and cap; thence N 77-39 E 57.2 feet to the point of beginning.

Being the same property conveyed to the Grantors by deed of Joe C. McKinney and Myrtle R. McKinney dated March 21, 1984 and recorded in the R.M.C. Office for Greenville County in Deed Book 1208 at Page 730.



which has the address of Old Robertson Road Travelers Rest, (Street) (City)

S. C., 29690 (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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