

MORTGAGE

THIS MORTGAGE is made this 18th day of April 1984, between the Mortgagor, Charlie W. McMullen, Jr., (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").

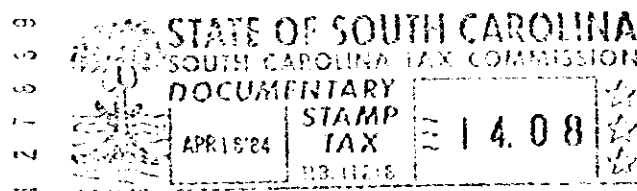
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Five Thousand One Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 18, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 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 piece, parcel or lot of land according to a survey by R. B. Bruce, RLS#1952, dated April 13, 1984, entitled "Property of Charlie W. McMullen, Jr." and being one-half of Lot #85 and #86 of Langley Heights as shown in Plat Book "N" at Page 133, recorded in the RMC Office for Greenville County, S. C., and having according to said survey above referred, the following metes and bounds to-wit:

BEGINNING approximately 414.2 feet from Grove Road on Hawthorne Lane in the front center of Lot #85 and running thence with Hawthorne Lane, N. 39-25 W. 50 feet to the center of Lot 86; thence down the center of Lot 86, N. 49-12 E. 298.2 feet to an old iron pin; thence across the back of said lot, S. 25-48 E. 51.7 feet to an old iron pin; thence with said old iron pin, S. 49-12 W. 288 feet to the beginning corner.

This being the same property conveyed by deed from Rebecca E. Clay unto Charlie W. McMullen, Jr., and recorded in the RMC Office for Greenville County in Deed Book 1210 at Page 705, recorded the day of April, 1984.



which has the address of 18 Hawthorne Lane, Greenville, South Carolina 29615 (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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