

MORTGAGE

THIS MORTGAGE is made this 18th day of April, 1984, between the Mortgagor, James Ralph Clement and Rebecca D. Clement, (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 Ten Thousand, Eighty Three Dollars and 04/100 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 April 1984;

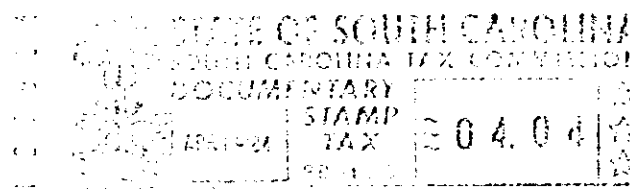
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chich Springs Township, on the south side of Lancaster Avenue in the City of Greer, designated as Lot No. 131 of the W. H. Brockman Estate, according to survey and plat by Dalton & Neves, Engineers, recorded in Plat Book "H", Page 132, R.M.C. Office for Greenville County, and being particularly designated and shown as the property of Seldon J. Cox, according to survey and plat by H.S. Brockman, Registered Surveyor, dated July 2, 1954, and having a frontage of 70 feet on Lancaster Avenue, a depth of 195.5 feet on the east side, a rear line of 70.08 feet, and a depth of 192 feet on the west side thereof.

THIS is the same property conveyed to the mortgagor by deed of Marshall B. Dendy and Jewell B. Dendy, to be recorded herewith in the R.M.C. Office for Greenville County.

DERIVATION: This being the same property conveyed to the mortgagor by deed of Marshall B. Dendy and Jewell B. Dendy and recorded in the R.M.C. Office of Greenville County dated February 24, 1959 Book 862 Page 515.

THIS is a second mortgage and junior in lien to that mortgage executed by James Ralph Clement and Rebecca D. Clement to First Federal of South Carolina which mortgage is recorded in the R.M.C. Office of Greenville County in Book No. 1118 Page 53 date 2-17-69.



which has the address of 107 Lancaster Avenue Greer, (Street) (City)

South Carolina (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 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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