

First Federal Savings & Loan Assn.
of Spartanburg
380 E. Main St. Spartanburg, S.C. 29304

MORTGAGE
FILED
GRE. S.C.
APR 30 1 53 PM '84
WALTERSLEY

VOL 1659 PAGE 936

THIS MORTGAGE is made this 27th day of APRIL 1984, between the Mortgagor, ROBERT THEODORE CAIN AND SUSAN B. CAIN (herein "Borrower"), and the Mortgagee, FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF SPARTANBURG, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 380 East Main Street, Spartanburg, South Carolina 29304 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY-FOUR THOUSAND EIGHT HUNDRED AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated APRIL 27, 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 JUNE 1, 2011

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 further advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof therein "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 with all improvements thereon situate, lying and being in Greenville County, State of South Carolina being shown as LOT NO. 52 of LONGFOREST ACRES, plat of which is recorded in the RMC Office for Greenville County in Plat Book "JJJ", at page 79 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Vinson Drive, at the joint front corner of Lots 51 and 52 and running thence with line of said lots, South 55-11 West 184 feet, thence North 23-49 West 101.9 feet; thence North 55-11 East 164.6 feet to a point on Vinson Drive; thence with Vinson Drive, South 34-49 East 100 feet to the point of beginning.

Derivation: Deed Book 1148, Page 157 - Kenneth Ray Pettus 5/15/81

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
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APR 30 1984

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which has the address of 505 Vinson Drive Greenville, S.C. 29609 (herein "Property Address");
[Street] [City] [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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