

COMMERCIAL MORTGAGE

THIS MORTGAGE is made this 28th day of August, 1984, between the Mortgagor, Edith B. Redmond

(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 Twenty Thousand (\$20,000.00) Dollars, which indebtedness is evidenced by Borrower's note/agreement dated August 28, 1984, (herein "Note"), said principal sum being payable as set forth in said note with interest at the rate set forth therein, with the balance of the indebtedness, if not sooner paid, due and payable on August 28, 1987, subject to future advances or renewals.

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.

THAT certain piece, parcel or lot of land, together with buildings and improvements thereon, situate, lying and being on the south side of Tallulah Drive in the City of Greenville and having the following metes and bounds to wit:

BEGINNING at a point on the south side of Tallulah Drive at the corner of property formerly belonging to Adams which point is 371.3 feet from the southeast corner of Augusta Road and Tallulah Drive, and running thence with the line of property now or formerly belonging to Adams S. 25-37 E. 160 feet to a iron pin; thence S. 76-45 W. 92.5 feet to a point; thence N. 13-15 W. 32.21 feet to an iron pin; thence S. 76-45 W. 61.8 feet to a pin; thence N. 13-15 W. 122.1 feet to a pin on the south side of Tallulah Drive; thence with the south side of Tallulah Drive N. 76-45 E. 120 feet to the beginning corner.

BEING the same property conveyed by Clarence B. Martin, Jr. to Annie Lou G. Daniel by deed recorded December 17, 1963 in Deed Book 738, Page 255, Greenville County R.M.C. Office, and acquired by the grantor herein by the last will and testament of the said Annie Lou G. Daniel who died on November 27, 1971, leaving a will which is filed in the Greenville County Probate Court in Apartment 1207, File 19.

which has the address of 12 East Tallulah Drive, Greenville, SC 29605

(herein "Property Address");

CHECK IF APPLICABLE: This is a second mortgage and is subject to the lien of a first mortgage executed by _____ to _____ of record in Mortgage Book _____ Page _____, in the Register's Office for _____ County, South Carolina.

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, including furniture, furnishings and equipment 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.

400 6 11801

RECORD

1328-W-21