

OFFENSE  
3/17/84

# MORTGAGE

THIS MORTGAGE is made this 5th day of September, 1984, between the Mortgagor, Johnny G. Holloway, (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 Eight Thousand One Hundred Ninty Three and 37/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 5, 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 September 30, 1992.....;

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.

JOHNNY G. HOLLOWAY, HIS HEIRS AND ASSIGNS FOREVER:

ALL that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina, on the easterly side of Sutton Drive, being shown and designated as Lot No. 70 and a portion of Lot No. 69, Block D, Mayfair Estates, on plats recorded in the RMC Office for Greenville County, S. C. in Plat Book "S", at Pages 72 and 73 and Plat Book "NN", at Page 160, and having, according to said plats, the following metes and bounds, to-wit:

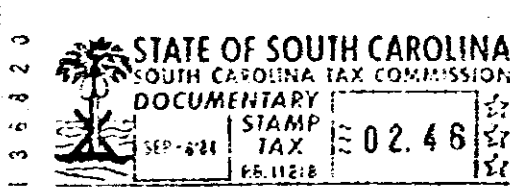
BEGINNING at an iron pin on the easterly side of Sutton Drive, joint corner of Lots Nos. 70 and 71, and running thence N. 72-43 E. 148.3 feet to an iron pin; thence S. 29-53 E. 68.3 feet to an iron pin; thence through Lot No. 69 S. 72-43 W. 163.1 feet to an iron pin on the easterly side of Sutton Drive; thence along the easterly side of Sutton Drive, N. 17-17 W. 66.66 feet to the point of beginning.

The within conveyance is subject to restrictions of record, and is also subject to utility easements and rights-of-way of record or on the ground.

This is the same property conveyed to Johnny G. Holloway by deed of Larry G. Shaw Builder, Inc. dated May 30, 1978 and recorded in Vol. 1080 at Page 75.

This is a second mortgage Junior in lien to that mortgage recorded on 30 May 1978 at the RMC Office of Greenville County in Book 1433 and Page 537.

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which has the address of 20 Sutton Drive Taylors, S. C. 29687 (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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