

FILED
GREENVILLE S.C.

VOL 1681 PAGE 589

SEP 14 12 29 PM '84 MORTGAGE

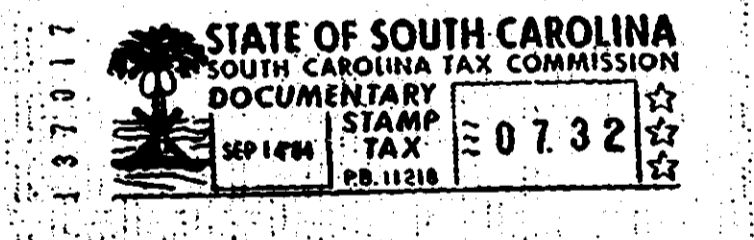
THIS MORTGAGE is made this 13th day of September, 1984, between the Mortgagor, Joe P. Cunningham and Irene S. Cunningham, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of twenty four thousand three hundred thirteen & 51/100 (24,313.51) Dollars, which indebtedness is evidenced by Borrower's note dated September 13, 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 Sept. 30, 1994.....;

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 lying, being and situate in the Town of Fountain Inn, County and State aforesaid on West side of Weston Street, with the following metes and bounds to-wit: Beginning at an iron pin in Western edge of Weston Street, joint corner with lot of Mrs. Nannie H. Givens Estate and running thence along the western edge of said Weston Street N. 36 3/4 W. 82.8 feet, more or less, to corner of other property of Grantee; thence with joint line of lot of the Grantee in a southwestern direction approximately 112 feet to a point on line of land now or formerly Mrs. S. K. Woods; thence with the joint line of the Woods lot S. 32 E. 74.25 feet to a cedar post, joint corner with Woods lot and lot of Mrs. Nannie H. Givens Estate; thence with joint line of Givens lot N. 54 E. 112 feet to an iron pin, the point of beginning.

This being the same property conveyed to mortgagors by deed of C. J. Smith, Sr., dated April 6, 1964, recorded April 7, 1964, in Deed Book 746, page 165, in RMC Office for Greenville County.



which has the address of 303 N. Weston Street, Fountain Inn, S.C. (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 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.

2 SEP 14 1984 1425

4.5-CT