

FILED
GREENVILLE CO. S.C.
Nov 27 1 22 PM '84
DONNIE

MORTGAGE

THIS MORTGAGE is made this 20th day of November,
1984, between the Mortgagor, Edward C. Tipton

, (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 Four Thousand Five Hundred
Fifty and 38/100 (4,550.38) Dollars, which indebtedness is evidenced by Borrower's
note dated _____, (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on _____

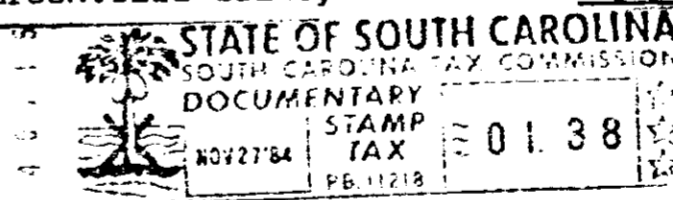
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, situate, lying and being in the State of South Carolina, County of Greenville, City of Mauldin, on the North-western side of Maple Drive, and being known and designated as Lot #57, on a Plat of Peachtree Terrace as recorded in the Office of the Clerk of Court for Greenville County in Plat Book EE, Page 188, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwestern side of Maple Drive, said pin being the joint front corner of Lots #57 and #58, and running thence with the common line of said Lots N. 28-26 W. 169.6 feet to an iron pin at the joint rear corner of Lots #57 and 58; thence S. 64-58 W. 90 feet to an iron pin, joint rear corner of Lots # 56 and #57; thence with the common line of said Lots, S. 25-02 E. 170 feet to an iron pin on the Northwesterly side of Maple Drive; thence with the Northwesterly side of Maple Drive, N. 64-58 E. 69.8 feet to an iron pin; thence continuing with said Drive, N. 63-43 E. 30.2 feet to an iron pin at the point of beginning.

THIS being the same property conveyed to the mortgagor by deed of John E. Tipton and recorded in the RMC Office of Greenville County dated June 18, 1980 in Book 1127 Page 695.

THIS is a second mortgage and junior in lien to that mortgage executed by Edward C. Tipton to First Federal Savings and Loan of South Carolina which mortgage is recorded in the RMC Office of Greenville County in Book No. 1334 Page 751 Date 12 March 75.



which has the address of Rt. 1, Box 491 K, Lyman,
(Street) (City)

South Carolina 29365 (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 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.