

VOL 1690 PAGE 925
FILED SOUTH CAROLINA
GREENVILLE CO. S.C.
DEC 12 2 10 PM '84
DONNIE S. WATERSLEY
R.M.C.

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

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WHEREAS: TEDDY LYNN HICKS AND CATHERINE N. HICKS

of
Greenville, South Carolina, hereinafter called the Mortgagor, is indebted to

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF SOUTH CAROLINA, a corporation organized and existing under the laws of The United States, hereinafter called Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Fifty Five Thousand Five Hundred Forty Four and no/100 Dollars (\$ 55,544.00), with interest from date at the rate of thirteen per centum (13%) per annum until paid, said principal and interest being payable at the office of First Federal Savings & Loan Association of S. C., 301 College St. P.O. Drawer 408 in Greenville, South Carolina 29602, or at such other place as the holder of the note may designate in writing delivered or mailed to the Mortgagor, in monthly installments of Six Hundred Fourteen and 43/100 Dollars (\$ 614.43), commencing on the first day of January, 1985, and continuing on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of December, 2014.

Now, KNOW ALL MEN, that Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, assigned, and released, and by these presents does grant, bargain, sell, assign, and release unto the Mortgagee, its successors and assigns, the following-described property situated in the county of Greenville State of South Carolina;

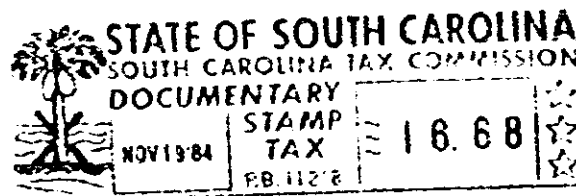
ALL that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, being known and designated as Lot #28 of the property of William R. Timmons, Jr., according to a plat recorded in the RMC Office for Greenville County, South Carolina, in Plat Book MM at Page 127 and according to a later plat entitled "Property of Teddy Lynn Hicks and Catherine N. Hicks" prepared by R.B. Bruce, RLS, dated November 14, 1984 as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 11-C at Page 38, reference being craved hereto to said plat for exact metes and bounds.

This is that property conveyed to Mortgagor by deed of Charles E. Anderson and Willette D. Anderson dated and recorded concurrently herewith.

THE RIDER ("RIDER") ATTACHED HERETO AND EXECUTED OF EVEN DATE HEREWITH IS INCORPORATED HEREIN AND THE COVENANTS AND AGREEMENTS OF THE RIDER SHALL AMEND AND SUPPLEMENT THE COVENANTS AND AGREEMENTS OF THIS MORTGAGE, DEED OF TRUST OF DEED TO SECURE DEBT AS IF THE RIDER WERE A PART HEREOF.

Together with all and singular the improvements thereon and the rights, members, hereditaments, and appurtenances to the same belonging or in anywise appertaining; all the rents, issues, and profits thereof (provided, however, that the Mortgagor shall be entitled to collect and retain the said rents, issues, and profits until default hereunder); all fixtures now or hereafter attached to or used in connection with the premises herein described and in addition thereto the following described household appliances, which are and shall be deemed to be, fixtures and a part of the realty and are a portion of the security for the indebtedness herein mentioned;

* Should the Veterans Administration fail or refuse to issue its Guaranty of the loan secured by this instrument under the provision of the Serviceman's Readjustment Act of 1944, as amended, within 60 days from the date the loan would normally become eligible for such guaranty, the lender, at its option, may declare all sums secured hereby immediately due and payable.



Initial _____

Initial _____