

MAR 5 1 26 PM '84 MORTGAGE

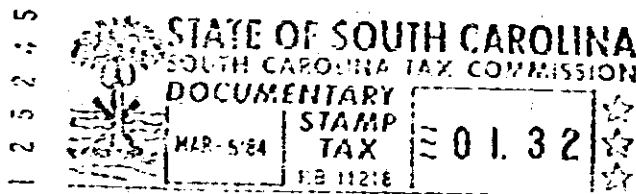
THIS MORTGAGE is made this 22 day of February, 1984, between the Mortgagor, JOHN M. GREGG and JULIE R. GREGG, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of (3281.54) Three thousand two hundred eighty-one 54/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 22, 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 August 30, 1987.

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, in Greenville Township, near the corporate limits of the City of Greenville, in Tax District No. 235, being known and designated as Lot No. 127 of a subdivision of the Village of Mills Mill as shown on plat thereof made by Piedmont Engineering Service of Greenville, S.C., in June of 1954, and recorded in the RMC Office for Greenville County in Plat Book GG at Pages 60 and 61, and having such metes and bounds, courses and distances as shown thereon, reference thereunto being had. The house on this lot is known as No. 51-52 Orr Street.

This being the same property conveyed to the Mortgagors herein by deed of Edna Elizabeth B. Bishop, individually and as Executrix of the Estate of William C. Bishop, recorded February 22, 1984, in the RMC Office for Greenville County, S.C., in Deed Book 1206 at Page 648.



which has the address of 51-52 Orr Street, Greenville, S. C. 29605 (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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