

FILED
GREENVILLE CO. S.C.

MAR 20 11 52 AM '84

MORTGAGE

DONNIE S. LAWKERSLEY

VOL 1652 PAGE 847
Greenville, South Carolina 29502

010-320898-2

THIS MORTGAGE is made this 17th day of February, 1984, between the Mortgagor, Johnny R. and Doris R. Hefner, (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 Ten Thousand eighty-three and 04/100 (\$10,083.04) Dollars, which indebtedness is evidenced by Borrower's note dated February 17, 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 February 28, 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 certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being at the westerly intersection of Red Fox Trail and Castleton Way, being known and designated as Lot No. 68 on plat entitled Foxcroft, Section I, as recorded in the RMC Office for Greenville County, S. C., in Plat Book 4F, pages 2, 3 and 4 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Castleton Way, said pin being the joint front corner of Lots Nos. 63 and 68 and running thence with the common line of said Lots S 36-11 W 150 feet to an iron pin, the joint rear corner of Lots Nos. 67 and 68; thence with the common line of said Lots S 3-49 E 150.3 feet to an iron pin on the northerly side of Red Fox Trail; thence with the northerly side of Red Fox Trail S 83-42 E 128.7 feet to an iron pin at the intersection of Red Fox Trail and Castleton Way; thence N 51-59 E 28.1 feet to an iron pin on the southwesterly side of Castleton Way; thence with Castleton Way N3-49 W 157.3 feet to an iron pin, the point of beginning.

For restrictions applicable to this subdivision, see Deed Book 879, page 179.

This conveyance is subject to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

This being the same property conveyed to the mortgagor by deed of Cothran & Darby Builders, Inc. and M. G. Proffitt, Inc. and recorded in the RMC Office for Greenville County on 6/21/71 in Deed Book 918 at Page 349.

This is a second mortgage and is Junior In Lien to that mortgage executed by Johnny R. and Doris R. Hefner which mortgage is recorded in RMC Office for Greenville County on 6/21/71 in Book 1195 at Page 493.

which has the address of 6 Castleton Way Greenville,
(Street) (City)
SC 29615 (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.

SC70 --- 1 MR20 84 1024

4.00CT

4180

2-M-8237