

FILED  
GREENVILLE CO. S. C.

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MAY 15 4 19 PM '84

# MORTGAGE

THIS MORTGAGE is made this 10th day of May, 1984, between the Mortgagor, Charles Butler Greer and Clara T. Greer, (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").

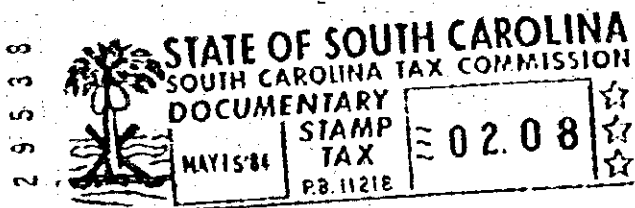
WHEREAS, Borrower is indebted to Lender in the principal sum of Five Thousand, One Hundred Fifty Six Dollars & 08/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 10, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1999.....;

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 all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, O'Neal Township, on the West side of the Rutherford Road near Jubilee Church, containing one (1) acre, more or less, and having the following courses and distances, to-wit:

BEGINNING on a point on the Northeast edge of the said Rutherford Road, joint corner of the Ernest Mack Lot, and runs thence with the Ernest Mack Line, N.64-45W. 381 feet to an iron pin on the said line; thence a new line, S.45-00W. 107.7 feet to an iron pin, new corner; thence S.60-15E. 359 feet to a point in the Northwest edge of the said Rutherford Road (stake back on line at 10 feet); thence with the said road, N.50-15E. 142 feet to the beginning corner.

THIS is a second mortgage and junior in lien to none.



which has the address of Rt. 5, Rutherford Road, Taylors,  
(Street) (City)  
S. C. 29687 (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.

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