

FILED  
GREENVILLE, S.C.  
MAY 17 2 57 PM '84

MORTGAGE

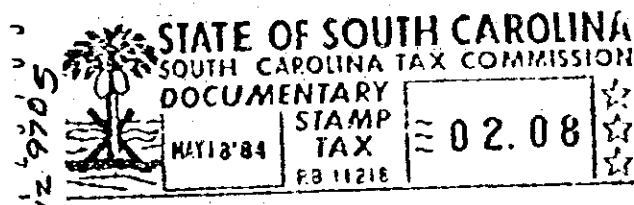
THIS MORTGAGE is made this 15th day of May, 1984, between the Mortgagor, James B. Carnes and Betty A. Carnes, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose 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 Six and 08/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 15, 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 30, 1989.....;

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, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, lying on the north side of Confederate Circle (formerly shown as Jeb Stewart Avenue), being shown and designated as Lot No. 27 on a plat of Sheffield Forest, property of Verlie W. and Beulah S. Campbell prepared by Carolina Engineering and Surveying Company, dated February 21, 1962 and recorded in Plat Book AAA, page 47, RMC Office for Greenville County. The above described lot is the identical property conveyed to James B. Carnes and Betty A. Carnes by Annie S. Wood by deed on July 19, 1967, and is recorded in the Greenville County Courthouse RMC Office and Book 1064 and page 42.

This a second mortgage junior in lien to that mortgage recorded by Greer Federal S & L in the Greenville County RMC Office on 7-19-67 in Book 1064 Page 42.



which has the address of 3 Confederate Cir., Taylors, S. C. 29687 (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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