

FILED
GREENVILLE, S.C.
JUN 9 10 31 AM

MORTGAGE

THIS MORTGAGE is made this 29th day of May, 1984, between the Mortgagor, JAMES E. WILLIAMS and SUSAN S. WILLIAMS, (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").

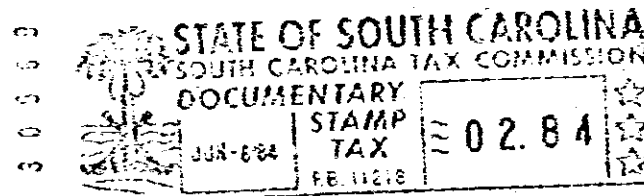
WHEREAS, Borrower is indebted to Lender in the principal sum of \$7081.84 (SEVEN THOUSAND EIGHTY-ONE AND 84/100 Dollars, which indebtedness is evidenced by Borrower's note dated May, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 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 piece, parcel or lot of land in the County of Greenville, State of South Carolina, being known and designated as Lot No. 440 as shown on plat of SUGAR CREEK, SECTION 2, MAP 3, recorded in the RMC Office for Greenville County, S.C., in Plat Book 7-X at Page 2, and having such metes and bounds as shown on said plat.

This being the same property conveyed to the Mortgagors herein by deed of James D. Brown and Verna L. Brown recorded March 2, 1984, in the RMC Office for Greenville County, S.C., in Deed Book 1207 at Page 411.

This is a second mortgage junior in lien to that mortgage given by the Mortgagors herein in favor of First Federal Savings and Loan Association of Spartanburg recorded on March 2, 1984, in the RMC Office for Greenville County, S.C., in Mortgage Book 1650 at Page 459, to secure the sum of \$63,500.00.



which has the address of 102 Sweetwater Court, Greer,
(Street) (City)
South Carolina 29651 (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.

400 8 11801

