

MORTGAGE

THIS MORTGAGE is made this 30th day of July, 19 84, between the Mortgagor, Hayne R. Jarrett and Annie H. Jarrett, (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 \$ 25,086.53 Dollars, which indebtedness is evidenced by Borrower's note dated July 30, 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 8-31-1994

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 piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, Butler Township, being known and designated as Lot 28 and a portion of Lot 29 of Rollinggreen Real Estate Co. (also known as Rollinggreen Estates) as shown on plat thereof being recorded in the R.M.C. Office for Greenville County in Plat Book XX at Page 33 and having, according to a more recent survey prepared for Hayne R. Jarrett and Annie H. Jarrett by Carolina Surveying Co. dated May 25, 1971, the following metes and bounds, to-wit:

Beginning at an iron pin on the northwestern side of Rollinggreen Circle, joint corner of Lots 27 and 28 and running thence with Rollinggreen Circle, S. 39-0 W. 351 feet to an iron pin; thence continuing with Rollinggreen Circle, S. 76-0 W. 339 feet to an iron pin, joint front corner of Lots 28 and 29; thence continuing with Rollinggreen Circle, N. 83-0 W. 158 feet to an iron pin; thence with a new line through Lot 29, N. 0-25 E. 409.5 feet to an iron pin; thence S. 85-0 E. 158 feet to an iron pin, joint rear corner of Lots 28 and 29; thence along a line of Lot 27, S. 83-24 E. 553 feet to the beginning corner.

Being the same property conveyed to Mortgagors by deed of Murray B. Smith and Anne H. Jarrett dated May 26, 1971 and recorded in the R.M.C. Office for Greenville County on May 26, 1971 in Deed Book 916 at Page 246.

This is a second mortgage and junior in lien to that mortgage executed by First Federal Savings and Loan Association of South Carolina and recorded in the R.M.C. Office for Greenville County in Mortgage Book 1192 at Page 350.

which has the address of Rollinggreen Circle Greenville

South Carolina (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.

400 * 21801

4328 W.21