

MORTGAGE

THIS MORTGAGE is made this 8th day of August, 1984, between the Mortgagor, Anthony Dale Pearson and Mary Susan Pearson, (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 Twenty One Thousand Five Hundred Thirty Four and 24/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 8, 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 August 30, 1994.....;

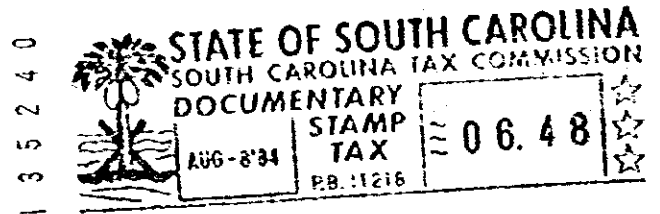
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 in the County of Greenville, State of South Carolina, on Darby Court, being shown and designated as Lot No. 64, on revised plat of Section No. 3, Chick Springs, recorded in the RMC Office for Greenville County, S. C. in Plat Book "UUU", at page 91 B.

The within conveyance is subject to restrictions, utility easements, rights of way, zoning regulations, and other matters as may appear of record, on the recorded plats, or on the premises.

The within is the identical property heretofore conveyed to Anthony Dale Pearson and Mary Susan Pearson by deed of Philip W. Jones, recorded 30 December 1977, RMC Office for Greenville County, S. C., in Deed Book 1071, at Page 77.

This a second mortgage junior in lien to that mortgage recorded on 30 Dec. 1977 in Book 1419 and Page 907 in the Greenville County RMC Office.



SC70
3 AU 9 84
040
4.0000

which has the address of 106 Darby Ct., Taylors, S. C. 29687 (herein "Property Address");
(Street) (City)
(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.

9776

2328-8287