

MORTGAGE

01-335800-0

THIS MORTGAGE is made this 31st day of July, 1984, between the Mortgagor, Charles Whitner and Marie B. Whitner, (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 Seven Thousand Six Dollars and 13/100--(\$7,006.13) Dollars, which indebtedness is evidenced by Borrower's note dated July 31, 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;

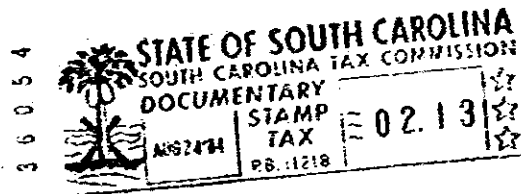
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Gantt Township being known and designated as Lot No. 10 as shown on plat of Lincoln Court prepared by J. Mae Richardson, R. L. S., dated May 1964 and recorded in the RMC Office for Greenville County in Plat Book W at Page 90 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Gettysburg Street, joint front corner of Lots 10 and 12; thence with the joint line of said lots S. 46-01 E. 143.7 feet to an iron pin, joint rear corner of Lots 10 and 12; running thence with the rear line of Lot 10 N. 44-05 E. 86 feet to an iron pin, joint rear corner of Lots 8 and 10; thence with the joint line of said lots N. 46-01 W. 143.7 feet to an iron pin on the southern side of Gettysburg Street, joint front corner of Lots 8 and 10; thence with the southern side of said street S. 44-05 W. 86 feet to point of beginning.

This being the same property conveyed to the mortgagors by deed of Chas. A. Mundy by deed dated October 8, 1971 and recorded in the RMC Office for Greenville County in Deed Vol. 927 at Page 146.

This is a second mortgage and junior in lien to that mortgage executed by First Federal Savings and Loan Association dated November 17, 1977 and recorded in the RMC Office for Greenville County on November 18, 1977 in Book 1416 at Page 249.



which has the address of 9 Gettysburg Street Greenville, (City)
South Carolina 29605 (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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