

MORTGAGE

THIS MORTGAGE is made this 29th day of August, 1984, between the Mortgagor, Thomas R. Bulman and Jannelle Bulman, (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 Ten Thousand Three Hundred Forty Two Dollars & 82/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 29, 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 September 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 piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Tract 2 containing 1.0 Acres according to a survey of the Property of Donald J. Williams made by Jeffery M. Plumblee, Inc. on July 6, 1982, and having the following metes and bounds according to said plat:

BEGINNING at a nail and cap in Settlement Road at the joint front corner of Lots 1 and 2 and running thence along the approximate center of Settlement Road S. 16-11 E. 64.4 feet; thence S. 7-03 E. 122.2 feet to a nail and cap; running thence along a beautification area 20 feet in width N. 85-31 W. 200.9 feet to iron pin; running thence N. 76-32 W. 40.5 feet to iron pin; thence crossing the 20-foot beautification strip and running N. 14-41 W. 160.9 feet to iron pin; running thence along the joint line of Tracts 1 and 2, N. 88-39 E. 247.7 feet to iron pin; thence continuing N. 88-39 E. 25 feet to the approximate center of Settlement Road, the point of beginning.

IT is distinctly understood that included in this description is the 20 foot beautification strip as shown on the plat heretofore referred to, and it is not the intention of the Grantor to convey to the Grantee, their heirs, assigns or successors in title, the right to use any portion of the said beautification strip nor to encroach upon said beautification strip in any way.

DERIVATION: This being the same property conveyed to the mortgagor by deed of Donald J. Williams and recorded in the REC Office of Greenville County dated September 1, 1982 in Book 1173 Page 160.

THIS is a second mortgage and junior in lien to none.

which has the address of Rt. 7, McElhanev Rd., Greer,
(Street) (City)
South Carolina 2965 (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 seized 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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REC-1173-160