

FILED  
GREENVILLE, S.C.  
SEP 19 2 25 PM '84  
DONNIE S. HARRIS  
R.H.C.

# MORTGAGE

THIS MORTGAGE is made this 13th day of September, 1984, between the Mortgagor, Karen H. Hindman, (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 Fifteen Thousand One Hundred Fifty Eight & 56/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 13, 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.....;

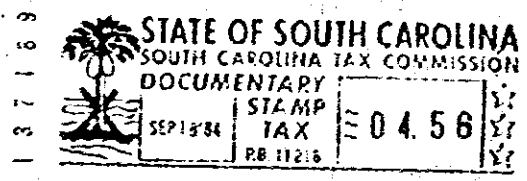
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 lot of land in Chick Springs Township, County of Greenville, State of South Carolina, located in the City of Greer on the Eastern side of South Avenue, and having the following courses and distances, to-wit:

BEGINNING at a point on the Eastern side of South Avenue, at a point 20 feet North from the corner of South Avenue and McCall Avenue at the corner of strip now or formerly of Dan W. Wilson et al, deed book 1095 page 55, and running North along the eastern side of South Avenue, 71.5 feet to new corner, corner of the within grantor; thence with the within grantors to easterly direction 70 feet; thence in a southerly direction 81.5 feet to point on the line of Dan W. Wilson et al; thence in a westerly direction along Wilson, 70 feet to the beginning corner and shown as lot G24-3-1.1 on Greenville County Block Books.

DERIVATION: This being the same property conveyed to the mortgagor by deed of Walter E. Hudson and Lou P. Hudson and recorded in the R.H.C. Office of Greenville County dated March 27, 1984 in Book 1208 Page 997.

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



which has the address of 203 South Avenue Greer, South Carolina 29651 (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.

1 SE 18 84 436 4

1595

1328