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MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on October 2
1984. The mortgagor is William J. Britt and Patricia E. Britt
("Borrower"). This Security Instrument is given to First Federal
Savings and Loan Association of South Carolina
under the laws of the United States of America, which is organized and existing
and whose address is 301 College Street,
Greenville, South Carolina 29601 ("Lender").
Borrower owes Lender the principal sum of One hundred thousand and no cents
Dollars (U.S. \$ 100,000.00). This debt is evidenced by Borrower's note
dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not
paid earlier, due and payable on November 1, 2014. This Security Instrument
secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and
modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this
Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument
and the Note. For the purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and
assigns the following described property located in Greenville County, South Carolina:

All that lot of land in Greenville County, State of South Carolina, near the City of Greenville, being shown as lot 14 on a plat of Pelham Estates, Section II, recorded in Plat Book PP at Page 119 in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Providence Square at the joint front corner of lot 13 and lot 14 and running thence with lot 13 N. 21-17 E. 198.5 feet to an iron pin at the joint rear corner of lot 13 and lot 14; thence S. 68-31 E. 148.8 feet to an iron pin at the joint rear corner of lot 14 and lot 15; thence with lot 15 S. 21-17 W. 197.9 feet to an iron pin on Providence Square; thence with said Square N. 68-43 W. 148.74 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Charles T. Carlberg and Helen W. Carlberg, dated of even date herewith, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Vol. 1223, at page 113, on October 2, 1984.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
30.00
OCT-284
PB. 11218
696181

which has the address of 301 Providence Square Greenville
[Street] [City]
South Carolina 29615 ("Property Address");
[Zip Code]

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument 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 and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

REC-16

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