

MORTGAGE

THIS MORTGAGE is made this 22nd day of October, 1984, between the Mortgagor, John C. Brown, of the County of Greenville, State of South Carolina, (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").

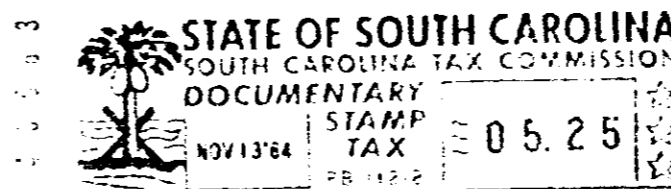
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventeen Thousand Four Hundred Forty-three & 20/100 (\$17,443.20) Dollars, which indebtedness is evidenced by Borrower's note dated October 22, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 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, situate, lying and being in the State of South Carolina, County of Greenville, near the City of Greenville, being known and designated as Lot No. 62 and the adjoining triangular strip on the westerly side thereof, as shown on Plat of White Horse Heights, Section II, which plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book BB, at Page 183, reference to which is hereby craved for a more complete and accurate description thereof.

For derivation of title see deed from C. E. Lloyd to Betty Lou Williams Brown and John Charles Brown dated February 9, 1961, recorded February 10, 1961, in the R.M.C. Office for Greenville County, South Carolina, in Deed Volume 668, at Page 51. Then see Deeds 857/154, 1147/941, and deed from the Master-In-Equity to John C. Brown, to be recorded herewith.

This mortgage is junior in lien to that mortgage held by First Federal Savings and Loan Association of South Carolina in the original amount of \$13,000.00 recorded September 27, 1977, in mortgage volume 1411, at page 233.



which has the address of 304 Rangeview Circle Greenville,
(Street) (City)
South Carolina 29611 (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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