

First Federal Savings and Loan Association of South Carolina
301 College Street
Greenville, South Carolina 29601

FILED
GREENVILLE CO. S.C.

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DEC 12 12 33 PM '84 MORTGAGE

R.M.C.
THIS MORTGAGE is made this 11th day of December, 1984, between the Mortgagor, ARNOLD S. ZELLMAN and CAROL T. ZELLMAN, (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 Twenty Two Thousand Twelve Dollars and 63/100--(\$22,012.63) Dollars, which indebtedness is evidenced by Borrower's note dated December 11, 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 December 31, 1994;

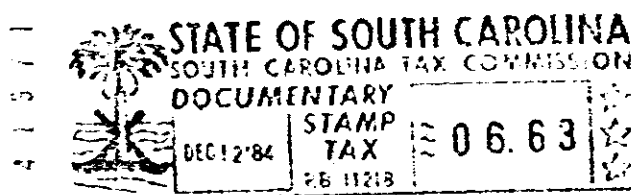
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 with the buildings and improvements thereon, on the eastern side of Collinwood Lane being known and designated as Lot No. 5, Collinwood Park, a plat of which is recorded in the RMC Office for Greenville County, South Carolina in Plat Book CCC, Page 27, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Collinwood Lane at the joint front corner of Lots Nos. 5 and 6, and thence with the joint line of said lots, S. 77-0 E. 150 feet to an iron pin in the joint rear corner of said lots, thence S. 13-0 W. 80 feet to an iron pin in the joint rear corner of Lots Nos. 4 and 5; thence with the joint line of said lots N. 77-0 W. 150 feet to an iron pin in the joint front corner of said lots on the eastern side of Collinwood Lane; thence with the eastern side of Collinwood Lane, N. 13-0 E. 80 feet to the point of beginning.

Being the same property conveyed to mortgagors by deed of Harry Donner and Birdie Donner, dated June 27, 1978 and recorded in the RMC Office for Greenville County on June 27, 1978 in Deed Book 1082 at Page 14.

This mortgage is junior in lien to the mortgage of Arnold S. Zellman and Carol T. Zellman given in favor of Collateral Investment Company, dated June 27, 1978 and recorded in the RMC Office for Greenville County on June 27, 1978 in Book 1436 at Page 367.



which has the address of 102 Collinwood Lane Taylors, South Carolina 29687 (herein "Property Address");

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.