

FILED
GREENVILLE CO. S.C.

DEC 31 3 09 PM '84

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MORTGAGE

THIS MORTGAGE is made this 17th day of December, 1984, between the Mortgagor, Frances T. Wyatt, (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 six thousand two hundred twenty seven and 91/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 17, 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 30, 1989;

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 Greenville County, South Carolina, situate, lying and being on the southern side of Columbia Avenue, near the City of Greenville, being known and designated as lot No. 4 of Block C as shown on a plat of Riverside prepared by P. H. Foster, dated October, 1909, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book A, at the page 322, and in Plat Book K at pages 281-284. Reference is made to said plat for complete description and it is incorporated herein by reference.

Also: All that piece, parcel or lot of land situate, lying and being on the northern side of Edgemont Avenue near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 15 of Block C as shown on a plat of Riverside prepared by P. H. Foster, dated October, 1909, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book A at page 322, and in Plat Book K at pages 281-284. Reference is made to said plat for complete description and it is incorporated herein by reference.

Also: All the right, title and interest in and to the 15 foot alley lying between the rear lines of the lots herein above described.

DERIVATION: This is the same property conveyed by Robert L. Perry, III to Frances T. Wyatt recorded in the R.M.C. Office for Greenville County in Book 1017, Page 933, dated May 7, 1975.

This is a second Mortgage and is junior in lien to none.

which has the address of 412 Edgemont Avenue 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 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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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY TAX STAMP
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