

First Federal of South Carolina

P. O. Box 408

Greenville, S.C. 29602

VOL 1583 PAGE 473

MAY 10 4 49 PM '84
SOUTH CAROLINA

MORTGAGE

THIS MORTGAGE is made this 5th day of May, 1984, between the Mortgagor, Nancy S. Smith, (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").

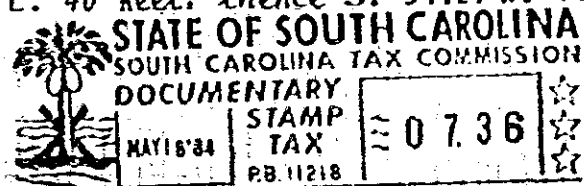
WHEREAS, Borrower is indebted to Lender in the principal sum of 18,311.06 *Eighteen thousand three hundred eleven dollars and 06/100* Dollars, which indebtedness is evidenced by Borrower's note dated May 5, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on or before May 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, situate in Greenville County, South Carolina, known as lot no. 108 as shown on a plat entitled "Belle Meade" and recorded in Plat Book GG at page 95 and having, according to said plat, the following metes and bounds, to wit:

Beginning at an iron pin on W. Dorchester Boulevard, joint corner of lot Nos. 107 & 108 and running thence along said boulevard, N. 22-27 W. 70.4 feet; thence N. 6-44 W. 59.6 feet to the corner of lot no. 109; thence N. 83-16 E. 168 feet; thence S. 45.41 E. 40 feet; thence S. 54.24 W. 198.9 feet to the beginning point.

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This being the same property conveyed to the mortgagor herein by deed of Carroll G. Smith and Marjorie E. Smith and recorded in the RMC Office for Greenville County on August 13, 1964 in Deed Book 755 and page 254.

This is a second mortgage and is Junior in Lien to that Mortgage executed by Milburn D. Smith and Nancy S. Smith to Cameron - Brown Company which is recorded in the RMC Office for Greenville County on January 14, 1964, in Book 945 at page 583, subsequently being assigned to Springfield Institution and recorded in the RMC Office for Greenville County in Book 957 at page 28, subsequently assigned to Onondaga Savings Bank and recorded in the RMC Office for Greenville County on May 30, 1973 in Book 1276 at page 506.

which has the address of 243 W. Dorchester Blvd. Greenville, S.C. 29605
(Street) (City)
(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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