

First Federal Savings and Loan Association of S.C.
P.O. Box 408
301 College Street
Greenville, S.C. 29602

VOL 1330 PAGE 205

3 17 84 MORTGAGE

THIS MORTGAGE is made this 30th day of May, 1984, between the Mortgagor, Warren Mark King and Susan S. King

, (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 Twelve Thousand, Eighty Three Dollars and 84/100 (12,083.84) Dollars, which indebtedness is evidenced by Borrower's note dated May 30, 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 June 30, 1994

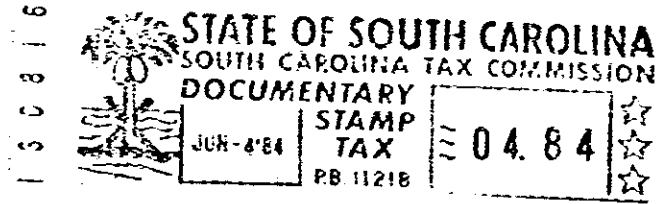
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, near the city of Greenville, on the southern side of High Valley Boulevard and being known and designated as Lot 54, Section I on Plat of Fresh Meadow Farms, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of High Valley Boulevard, joint front corner of Lots Nos. 53 and 54 and running thence with the common line of said Lots. S. 8-37 W. 250 feet to an iron pin; thence N. 81-23 W. 87 feet to an iron pin; thence with the line of Lot No. 55 N. 8-37 E. 250 feet to an iron pin on the southern side of High Valley Boulevard; thence with said Boulevard S. 81-23 E. 87 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Samuel H. Cooper for and Nellie G. Cooper dated January 9, 1978 and recorded in the RMC Office for Greenville County on January 12, 1978 in Deed Book 1071 at page 811.

This is a Second Mortgage and is Junior in Lien to that mortgage executed by Warren Mark King and Susan S. King, which mortgage was recorded in the RMC Office for Greenville County on January 9, 1978 and recorded January 12, 1978 in Book 1420 at Page 884, to First Federal Savings and Loan Association of South Carolina.



which has the address of 54 High Valley Boulevard, Greenville, S.C. 29605 (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 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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