

REC'D  
JUL 20 1 33 PM '84  
S.C.  
MORTGAGE

THIS MORTGAGE is made this 16th day of July, 1984, between the Mortgagor, RONALD E. KERR and SANDRA W. KERR, (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 \$25,646.21 (TWENTY FIVE THOUSAND SIX HUNDRED FORTY-SIX AND 21/100-----Dollars, which indebtedness is evidenced by Borrower's note dated July 16, 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 -----

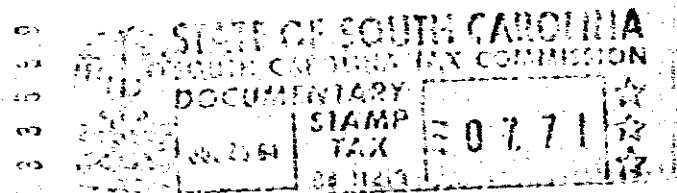
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 in Gantt Township, Greenville County, State of South Carolina, being known and designated as Lot No. 9 on a plat of "Augusta Acres" recorded in the RMC Office for Greenville County in Plat Book "S" at Page 201, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Clearview Avenue, joint corner of Lots 9 and 10, and running thence with the line of Lot 10, S. 15-45 E. 200 feet to an iron pin; thence with the rear line of Lots 8, 7 and 6, S. 69-40 W. 168.9 feet to an iron pin on the east side of a 20-foot alley; thence with said alley, N. 12-52 E. 110 feet to an iron pin; thence still with said alley, N. 5-42 E. 52.3 feet to an iron pin; thence still with said alley, N. 8-45 W. 52.3 feet to an iron pin; thence still with said alley, 24 feet to an iron pin on the south side of Clearview Avenue; thence with Clearview Avenue, N. 74-15 E. 90 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Jack T. Chapman recorded May 20, 1974, in the RMC Office for Greenville County, S.C., in Deed Book 999 at Page 283.

This is a second mortgage junior in lien to that mortgage in favor of First Federal Savings and Loan Association recorded May 20, 1974, in the RMC Office for Greenville County, S.C., in Mortgage Book 1310 at Page 850, securing \$12,300.00.



which has the address of 6 Clearview Avenue, Greenville,  
(Street) (City)  
South Carolina 29605 (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.