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DOCK 16

# MORTGAGE

THIS MORTGAGE is made this 18th day of July, 1984, between the Mortgagor, Evelyn B. McAbee, (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").

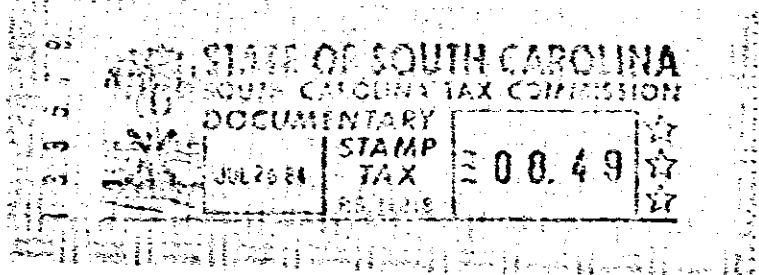
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Eight Thousand, Two Hundred Six Dollars & 97/100 ----- Dollars, which indebtedness is evidenced by Borrower's note dated July 18, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1984.....;

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 lying, being and situate in Oneal Township, on the North side of the Ansel School about 2 1/2 miles North of the Town of Greer, in the County and State aforesaid, and being known and designated as Lot No. Five (5) of the B. W. Burnett property as shown on plat prepared by H. S. Brockman, Surveyor, dated Oct. 2, 1945 and which plat has been recorded in the R.M.C. Office for said County in Plat Book 8, page 81. Bounded on the North by lot no 16 as shown on said plat, on East by lot no. 6, on South by the Ansel School Road, and on West by lot no. 4.

DERIVATION; This being the same property conveyed to the mortgagor by deed of S.D. McAbee and recorded in the R.M.C. Office of Greenville County dated March 9, 1973 in Book 1007 Page 367.

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



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which has the address of Rt. 7, Andel School Rd., Greer, (Street) (City), S. C. 29651 (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.

