

MORTGAGE

THIS MORTGAGE is made this 19th day of July, 1984, between the Mortgagor, Norva Eugene Spitzer, Jr. and Susan O. Spitzer, (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").

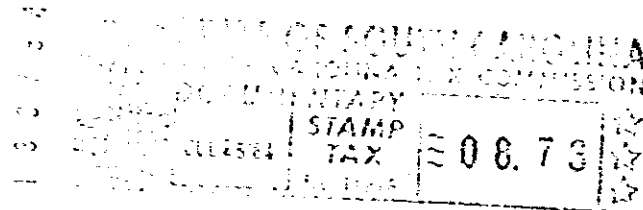
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-nine Thousand Fourteen and 73/100 (\$29,014.73) Dollars, which indebtedness is evidenced by Borrower's note dated July 19, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 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 situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 135 of the Subdivision known as PEBBLE CREEK, PHASE I, shown on plat thereof prepared by Enwright Associates, Engineers, dated September 17, 1973, and recorded in the RMC Office for Greenville County in Plat Book 5-D at Pages 1-5, reference to said plat being made for a more complete description.

This is the same property as conveyed to the Mortgagors herein by Deed of Pebble Creek Limited, recorded in the RMC Office for Greenville County in Deed Book 1037 at Page 988 on June 15, 1976, and rerecorded in Deed Book 1040 at Page 408 on July 29, 1976.

This Mortgage is second and junior in lien to that certain Mortgage given by the Mortgagors herein to First Federal Savings & Loan Association recorded in Mortgage Book 1420 at Page 160 on January 4, 1978 in the original amount of \$48,000.00.



which has the address of 22 Hoppin John Lane Taylors,
(Street) (City)
South Carolina 29687 (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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