

JUL 21 12 36 PM '84

MORTGAGE

THIS MORTGAGE is made this 20th day of July, 1984, between the Mortgagor, John T. Tinsley and Margaret E. Tinsley, (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 Ten Thousand, Eighty Two Dollars and 03/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 20, 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 1993.....;

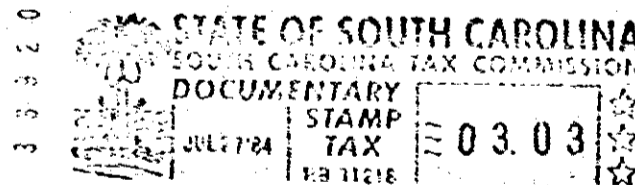
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, in Chick Springs Township, being known and designated as Lot No. 54 on a plat of the property of Woodland Heights recorded in Plat Book GG, Page 151, R.M.C. Office for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Bessie Avenue, joint front corner of Lots Nos. 53 and 54, and running thence along the line of Lot No. 53, N. 39-01 W. 233 feet to an iron pin; thence S. 39-20 W. 101.1 feet to pin at corner of Lot No. 55; thence with the line of Lot No. 55, S. 39-01 E. 222 feet to pin on Bessie Avenue; thence with the northern side of Bessie Avenue, N. 45-18 E. 100 feet to the point of beginning.

DERIVATION: This being the same property conveyed to the mortgagor by deed of James A. Sinclair and Christine C. Sinclair, and recorded in the R.M.C. Office of Greenville County dated June 29, 1973 in Book 978 Page 65.

THIS is a second mortgage and junior in lien to that mortgage executed by John T. Tinsley and Margaret E. Tinsley to First Federal of South Carolina which mortgage is recorded in the R.M.C. Office of Greenville County in Book No. _____ Page _____ Date _____.



which has the address of 125 Bessie Avenue Greer,
(Street) (City)
South Carolina 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 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.

SOUTH CAROLINA — 1 to 4 Family—6/75—FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para. 24)

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