

MORTGAGE

03-3194503

THIS MORTGAGE is made this 24th day of January, 1984, between the Mortgagor, Barbara H. McFarlin, (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 Seven thousand five hundred forty two and nine cents (7,542.09) Dollars, which indebtedness is evidenced by Borrower's note dated 01-24-84, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 01-31-89

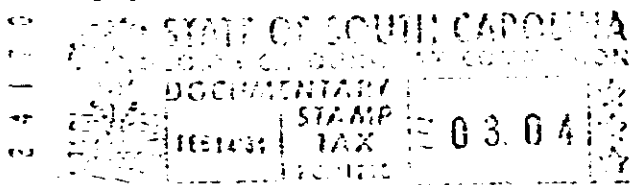
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 situate, lying and being in the City of Simpsonville, County of Greenville, State of South Carolina, being known and designated as Lot 198 on a plat of Westwood, Section No. 3, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4N at Page 30, and having, according to said plat, the following metes and bounds:

BEGINNING at the joint front corner of lots 197 and 198 on the northern edge of Aspenwood Drive and running thence along the line of lot 197 N. 0-21 W. 140.0 feet to a point; thence N. 89-29 E. 86.0 feet to a point; thence along a line of lot 199 S. 0-21 E. 140.0 feet to a point on the northern edge of Aspenwood Drive; thence along the northern edge of Aspenwood Drive S. 89-39 W. 85.0 feet to the beginning corner.

This is the same property conveyed to the Roy Delano McFarlin and Barabara H. McFarlin by deed of Patricia J. Flanagan, formerly Patricia J. Phillips dated July 19, 1977, and recorded in the RMC Office for Greenville County on July 19, 1977, in Deed Book 1060 at page 834. Roy Delano McFarlin subsequently conveyed all of his interest in said property by deed dated September 7, 1982 and recorded in the RMC Office for Greenville County on Spetember 21, 1982, in Deed Book 1174 at page 335.

This is a second Mortgage and is junior in lien to that mortgage executed by Roy Delano McFarlin and Barbara H. McFarlin, in favor of Collateral Investment Company, which mortgage is recorded in the RMC Office for Greenville County, in Book 1404, at page 492.



which has the address of 107 Aspenwood Drive Simpsonville,  
(Street) (City)  
SC 29681 (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.

4328-RV-2