

FILED

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MORTGAGE

DONNIE S. TANKERSLEY  
R.M.C.

THIS MORTGAGE is made this 28th day of February,  
19 84 between the Mortgagor, Robert A. Kay & Barbara R. Kay  
(herein "Borrower"), and the Mortgagee, First Federal  
Savings and Loan Association, 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  
three 04/100s ----- Dollars, which indebtedness is evidenced by Borrower's  
note dated February 28, 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 02-28-94  
.....;

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, with all improvements thereon, or  
hereafter to be constructed thereon, situate, lying and being in the State of South  
Carolina, County of Greenville, being shown as Lot No. 48 on a plat entitled Del Norte  
Estates recorded in Plat Book WWW at pages 32 & 33, in the RMC Office for Greenville  
County, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at the joint front corner of Lots 48 & 49, which point is on the Eastern side  
of Great Glen Road, and running thence with the line of Lot 47, N.45-57 E. 137.3 feet  
to a point; thence S. 44-10 E. 59.1 feet to a point; thence S. 63-42 E. 35.0 feet to a  
point; thence S. 39-19 W. 132.3 feet to a point at the joint front corner of Lots 48  
and 49, which point is also on the Eastern side of Great Glen Road; thence along the  
Eastern side of said road; the following courses and distances: N. 62-58 W. 15.7 feet  
to a point; N. 59-59 W. 47.35 feet to a point; thence N. 44-02 W. 46.95 feet to the  
beginning point.

THIS property is conveyed subject to the restrictions applicable to Del Norte Estates,  
recorded in Deed Book 858 at page 451, and also subject to the drainage easements and  
sewer rights-of-way as shown on the recorded plat and all other easements of record and  
on the ground which affect said property.

THIS is the same property conveyed to the mortgagors by deed of Venna G. Howard, dated  
10/15/70, recorded 10/15/70 in the R.M.C. Office for Greenville County in deed book 900  
at page 413.

THIS is a second mortgage and is junior in lien to that mortgage given by the mortgagors  
to First Federal Savings & Loan of S.C. dated 10/15/70 and recorded 10/15/70 in Book 1169  
at page 466.

Loan #020 319283-8

which has the address of Lot 48, 421 Great Glen Road Greenville,  
(Street) (City)  
South Carolina 29615 (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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