

FILED
GREENVILLE CO. S.C.

MAR 6 1 33 PM '84

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 2nd day of March, 1984, between the Mortgagor, John Phillip Gold, Sr. and Carolyn C. Gold, (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 Eleven Thousand Five Hundred Eighty Eight Dollars and 57/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 2, 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 March, 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.

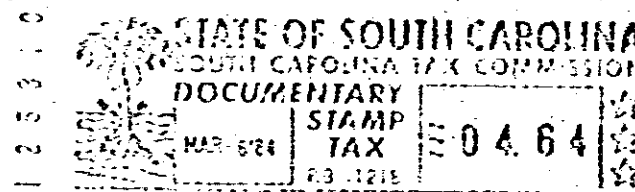
ALL that lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of Hillsborough Drive, being shown as Lot No. 53 on a plat of Merrifield Park recorded in Plat Book 000, Page 177, R.M.C. Office for Greenville County.

THIS property is subject to restrictions recorded in Deed Book 836, Page 25, and to all easements and rights-of-way of record which affect said property.

THIS is the same property conveyed to grantor herein by deed of Henry M. Spann recorded in Deed Book 870, Page 287, R.M.C. Office for Greenville County.

DERIVATION: See Deed of Eugene F. Cater, Jr. to John Phillip Gold, Sr. and Carolyn C. Gold, recorded in the R.M.C. Office for Greenville County in Book 983, Page 585, Dated September 11, 1973.

THIS is a Second Mortgage and is junior lien to that mortgage executed by John Phillip Gold and Carolyn C. Gold to First Federal of South Carolina (formerly Greer Federal Savings and Loan Association), recorded in the R.M.C. Office for Greenville County in Book 1290, Page 373, Dated 9-11-73.

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which has the address of 52 Hillsborough Drive 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 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.