

MAR 9 12 59 PM '84 MORTGAGE

R.M.C.

THIS MORTGAGE is made this 5TH day of March, 1984, between the Mortgagor, JAMES A. DARBY and DEBORAH DARBY, (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").

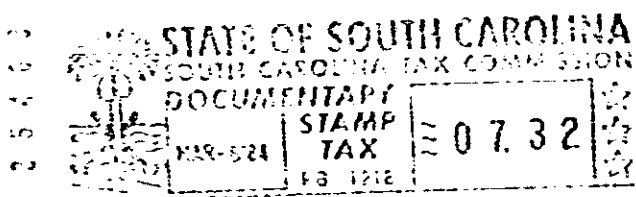
WHEREAS, Borrower is indebted to Lender in the principal sum of Eighteen Thousand, Two hundred, Sixty Six dollars & 32/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 5, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 31, 1992 .....

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 in the County of Greenville, State of South Carolina, being known and designated as Lot No. 164 of COACH HILLS SUBDIVISION as shown on plat thereof recorded in the RMC Office for Greenville County, S.C., in Plat Book 4-X at Page 85, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Coach Hills Drive, joint front corner of Lots 164 and 165, and running thence with the joint line of said lots S. 3-13 E. 150.41 feet to an iron pin; thence S. 86-57 W. 100 feet to an iron pin, joint rear corner of Lots 163 and 164; thence with the joint line of said lots N. 3-13 W. 150 feet to an iron pin on the south side of Coach Hills Drive; thence with the south side of said drive N. 86-47 E. 100 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Bankers Trust of South Carolina recorded January 6, 1978, in the RMC Office for Greenville County, S.C., in Deed Book 1071 at Page 471.



which has the address of 4833 Coach Hills Drive, Greenville,  
(Street) (City)  
S. C. 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.

