

MORTGAGE

THIS MORTGAGE is made this 18th day of April, 1984, between the Mortgagor, John W. Porter and Doris A. Porter, (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 ~~Eighty-six Thousand Four Hundred and 00/100~~ (\$86,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 18, 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 May 1, 2014;

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 lots of land situate, lying, and being in the State of South Carolina, County of Greenville, being shown and designated as Lots Nos. 95, 96, and 98 of FORRESTER WOODS, Section II, according to a survey recorded in the RMC Office for Greenville County in Plat Book 4-X at Page 64 and having according to a more recent survey prepared by Freeland & Associates dated April 18, 1984, recorded in said RMC Office in Plat Book 10 N at Page 15, such metes and bounds as are more fully shown thereon, to-wit:

BEGINNING at an iron pin on Over Creek Road at the joint front corner of Lots No. 98 and 99 and running thence S. 78-47 E. 150 feet to an iron pin; thence S. 11-24 W. 29.8 feet to an iron pin; thence S. 78-33 E. 150.3 feet to an iron pin; thence S. 39-06 W. 53.3 feet to an iron pin; thence S. 24-31 E. 43.3 feet to an iron pin; thence S. 11-22 W. 97.3 feet to an iron pin; thence N. 78-30 W. 149.7 feet to an iron pin; thence N. 78-47 W. 150 feet to an iron pin on Over Creek Road; thence along said Road, N. 11-13 E. 210 feet to an iron pin, point of beginning.

This being the same property conveyed to mortgagors by deed of Equitable Relocation Management Corporation dated April 18, 1984, recorded simultaneously herewith.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP TAX \$34.56

which has the address of 217 Overcreek Road Greenville, South Carolina 29607 (herein "Property Address");

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.

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