

**MORTGAGE**

010-326707-9

THIS MORTGAGE is made this 9th day of April, 1984, between the Mortgagor, Robert Earle Gregory, (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 \*\*\*TWENTY-THOUSAND-EIGHT DOLLARS AND .04/100\*\*\* Dollars, which indebtedness is evidenced by Borrower's note dated April 09th, 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 April 30, 1994;

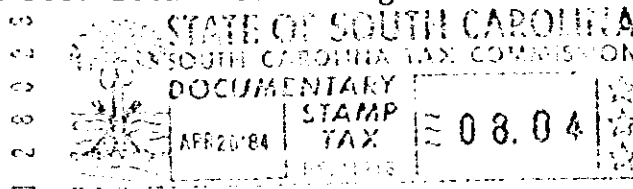
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 on the northwest side of Knoxbury Terrace in the city of Greenville, Greenville County, South Carolina, being shown as Lot #2 on plat of property of E. M. West recorded in the RMC Office for Greenville County, South Carolina, in plat book 4-I page 95 and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northeast side of Knoxbury Terrace at the joint front corner of Lots 2 & 3, and running thence along the line of Lot 3, N. 34-17 W. 175-5' more or less to an iron pin in the center of a branch; thence along the center of said branch the traverse line being as follows: N. 50-33 E. 32'; N. 85-36 E. 67.3' to a point in the center of said branch at the joint rear corner of Lots 1 and 2; thence along the line of Lot 1, S. 33-13 E. 172' more or less to an iron pin on the northwest side of Knoxbury Terrace; thence with the curve of Knoxbury Terrace (the chord being S. 64-38 W. 34.9') to an iron pin; thence still with the curve of Knoxbury Terrace (the chord being S. 80-05 W. 57.9') to the beginning corner.

This being the same property conveyed to the mortgagor by deed of Joseph W. Scott and recorded in the RMC Office for Greenville County on November 2, 1973 in Deed Book 987 at Page 533.

This is a second mortgage and is junior in lien to that mortgage executed by Cameron-Brown Company and recorded in the RMC Office for Greenville County on March 31, 1971 in Deed Book 1185 at Page 251.



which has the address of 34 Knoxbury Terrace Greenville, South Carolina 29601 (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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