

MORTGAGE

THIS MORTGAGE is made this 23^d day of April, 1984, between the Mortgagor, DAVID R. PRICE and GAYLE B. PRICE, (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").

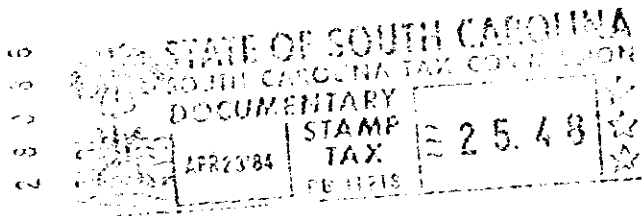
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Three Thousand Six Hundred Fifty and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated _____, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 12014.....;

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 constructed thereon, situate, lying, and being in the State of South Carolina, County of Greenville, near the City of Greenville, on the southeastern side of Selwyn Drive, being shown and designated as Lot No. 34 on plat entitled Timberlake, prepared by Dalton & Neves, Surveyors, dated July, 1955, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book BB at Page 185 and as shown on a more recent plat entitled "PROPERTY OF DAVID R. PRICE and GAYLE B. PRICE", dated April, 1984, as prepared by Dalton & Neves Co., Inc., Engineers, and recorded in the R.M.C. Office for Greenville County in Plat Book 10-0, Page 36, on even date herewith, reference to said plats is hereby craved for a more complete description by metes and bounds.

The above-described property is conveyed subject to all restrictions, easements, rights-of-way, or zoning existing or of record which affect the title to the above-described property.

THIS being the identical property conveyed to Mortgagor by deed of Royston Bates Kennedy and Sherrill Murphy Kennedy dated and recorded on even date herewith in the R.M.C. Office for Greenville County.



which has the address of 32 Selwyn Drive, Greenville, (City) S.C. 29615 (State and Zip Code) (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 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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