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GREENVILLE CO. S.C.
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S. J. LESLEY

VOL 1862 PAGE 632

MORTGAGE

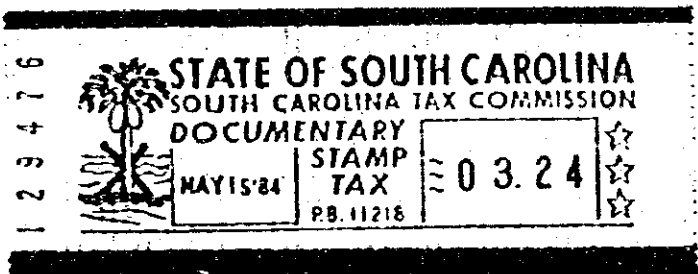
01-326797-0

THIS MORTGAGE is made this 1st day of May, 1984, between the Mortgagor, Edward E. Cone and Ann R. Cone, (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 --Eight Thousand Eighty Two Dollars and .24/100--(8,082.24)----- Dollars, which indebtedness is evidenced by Borrower's note dated May 1, 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 31 1991;

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 situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 125 on Plat entitled "Portion of Section 2, River Downs", which plat was prepared by Piedmont Engineers, Architects and Planners, dated September 22, 1975 and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 5D at Page 91, which plat was revised on February 11, 1976 and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 5P at Page 15 and having, according to said plat, such metes and bounds as appears thereon.



This being the same property conveyed to the mortgagor by deed Jimmy (L) Stephens and recorded in the RMC Office for Greenville County on May 8, 1981 in Deed Book 1147 at Page 664.

This is a second mortgage and junior in lien to that mortgage executed by First Federal Savings and Loan Association and recorded in the RMC Office for Greenville County on September 3, 1980 in Deed Book 1514 at Page 238.

which has the address of 503 Hammett Road Greer, South Carolina 29651 (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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