

First Federal Savings and Loan Association
P.O. Box 400
Greenville, South Carolina 29602
GREENVILLE, S. C.
MAY 15 11 47 AM '84

VOL 1662 PAGE 644

MORTGAGE

01-326788-9

THIS MORTGAGE is made this 30th day of April, 1984, between the Mortgagor, Kenneth W. Standridge and Judy T. Standridge, (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 Fourteen Thousand Eighty Four Dollars and .64/100 (\$14,084.64) 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 June 30, 1994

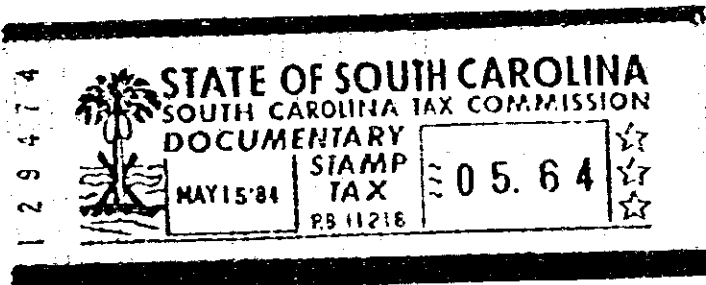
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 certain piece, parcel or lot of land, with improvements thereon, lying and being in the State of South Carolina. County of Greenville, being known and designated as Lot No. 20 of a subdivision known as Trammell Heights, dated August 1953, by J. Mac Richardson and recorded in the RMC Office for Greenville County in Plat Book EE, at Page 28; reference to said plat is hereby craved for a metes and bounds description.

BEGINNING at an iron pin on the southwestern side of Foster Drive at the joint front corner of Lots 19 and 20, and running thence with the line of Lots 19 and 18, S. 33-55 W. 202.8 feet to an iron pin at the joint rear corner of Lots 15 and 17; thence with the line of Lots 14 and 15, S. 56-11 E. 119.5 feet to an iron pin at the corner of Lots 20 and 21; thence with the line of said lots, N. 28-44 E. 221.7 feet to the joint front corner of Lots 20 and 21; thence with the southwestern side of Foster Drive, N. 62-15 W. 100 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed Donald R. Harkins and Janice T. Harkins and recorded in the RMC Office of Greenville County on April 23, 1976 in Deed Book 1035 at Page 207.

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 of Greenville County on April 23, 1976 in Mortgage Book 1365 at Page 775.



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which has the address of 20 Foster Drive, Route 11 Greenville,
(Street) (City)
South Carolina 29611 (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 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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