

First Federal of S.C.
P.O. box 408
Greenville, S.C. 29601

FILED
GREENVILLE CO. S.C.

03-327253-1

VOL 1986 PAGE 578

JUN 5 10 29 AM '84 MORTGAGE

THIS MORTGAGE is made this 18th day of May, 1984 between the Mortgagor, Robert H. and Brenda C. Mauney, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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 three thousand & eighty & 24/100ths (\$3080.24) Dollars, which indebtedness is evidenced by Borrower's note dated May 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 31, 1987....;

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 in the State of South Carolina, County of Greenville, being shown as Lot 213 on plat of Del Norte Estates, Section II, recorded in Plat Book 4N at pages 12-13 in the RMC Office for Greenville County, and having the following metes and bounds:

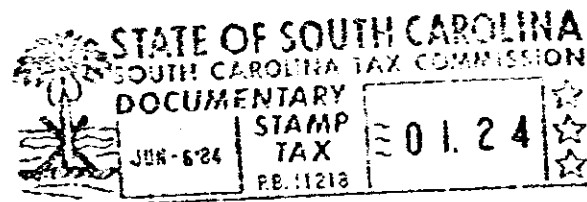
BEGINNING at an iron pin on the southeastern side of Wolseley Road at the joint front corner of Lots 212 and 213 and running thence with line of Lot 212, S 46-30 E 130.0 feet to an iron pin; thence N 43-30 E 95 feet to an iron pin at joint rear corner of Lots 213 and 214; thence N 46-30 W 130 feet to an iron pin on Wolseley Road; thence S 43-30 W 95 feet to the beginning corner.

This being the same property conveyed to the mortgagor(s) herein by deed of Robert W. Williams and Ellen B. Williams, and recorded in the RMC Office for Greenville County, on 2-13-76, in Deed Book 1031, and page 591.

This is a second mortgage and is junior in lien to that mortgage executed by Robert Hal Mauney and Brenda C. Mauney, in favor of Fedelity Federal Savings and Loan Association, which mortgage is recorded in the RMC Office for Greenville County, in Book 1360, and page 131.

This conveyance is made subject to easements, rights-of-way and restrictions, if any, which effect the above described property.

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which has the address of 16 Wolseley Road Greenville, South Carolina 29615 (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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