

GREENVILLE S.C.
JUN 26 1 30 PM '84
DO NOT WRITE

MORTGAGE

THIS MORTGAGE is made this 18th day of June, 19 84, between the Mortgagor, Charles E. Monteith and Eloise S. Monteith, (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 three thousand one hundred fifty five and 28/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 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 June 30, 1989;

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 piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the northeastern side of Bedford Road, in Greenville County, South Carolina, being known and designated as Lot No. 24 on a plat of Edwards Forest, made by Woodward Engineering Company dated January, 1955, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book EE, Page 105, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Bedford Road at the joint front corner of Lots Nos. 24 and 25, and running thence with the common line of said lots, N. 57-53 E., 193.59 feet to an iron pin; thence S. 32-53 E., 103.31 feet to an iron pin at the joint corner of Lots Nos. 24 and 23; thence with the common line of said lots, S. 57-53 W., 192.01 feet to an iron pin on the northeastern side of Bedford Road; thence along the northeastern side of Bedford Road, N. 32-07 W., 103.3 feet to an iron pin, the point of beginning.

DERIVATION: This is the same property conveyed by T. Frank Sutherland and Laura C. Sutherland to Charles E. Monteith and Eloise S. Monteith recorded in the R.M.C. Office for Greenville County in Volume 1060, Page 784, dated July 19, 1977.

THIS is a second mortgage and is junior in lien only to that mortgage given to First Federal Savings and Loan Association and assumed by Charles E. and Eloise Monteith covering the subject property in the original sum of \$12,500.00, recorded in the R.M.C. Office for Greenville County in Book 892, Page 267, dated June 5, 1962.

SECTION 3 UN26 84

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
JUN 26 1984 TAX \$ 01.28
PB. 11218

which has the address of 115 Bellview Drive Taylors,
(Street) (City)
South Carolina 29687 (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 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.