

REC'D JUL 11 11 20 AM '84 S.C.

MORTGAGE

THIS MORTGAGE is made this 10th day of July 1984, between the Mortgagor, Ronald T. Davis, (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 \$11,157.36 (ELEVEN THOUSAND ONE HUNDRED FIFTY-SEVEN AND 36/100 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 July 31, 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 piece, parcel or lot of land situate, lying and being on the Southern side of Cope Circle in Greenville County, South Carolina, being shown and designated as Lot No. 5 on a plat of Cope Heights made by J. C. Hill dated December 1, 1962, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book III, Page 103, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Cope Circle at the joint front corner of Lot Nos. 5 and 6 and running thence with the common line of said lots, S. 25-05 E. 150 feet to a point; thence N. 64-55 E. 183 feet to a point at the joint rear corner of Lot Nos. 4 and 5; thence with the common line of said lots, N. 58-49 W. 197.8 feet to an iron pin; thence with the curve of the Southern side of Cope Circle the chord of which is S. 47 W. 43.8 feet to a point; thence continuing with the Southern side of Cope Circle S. 64-55 W. 31.6 feet to the point of beginning.

THIS being the same property conveyed to the Mortgagor herein by a certain deed of Jenny M. Davis dated July 10, 1984, to be recorded herewith.

THIS Mortgage is junior in lien to that certain Mortgage given by Ronald T. Davis and Jenny M. Davis in favor of First Federal Savings and Loan Association of South Carolina dated December 21, 1978, and filed on December 22, 1978, in the RMC Office for Greenville County in REM Book 1453 at Page 757 in the original amount of \$36,650.00.

which has the address of 103 Cope Circle Greenville, S.C. 29609 (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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