

REC'D JUL 13 3 33 PM '84 S.C. DORR

MORTGAGE

THIS MORTGAGE is made this 11th day of July, 1984, between the Mortgagor, Kenneth F. Lothridge and Sharon P. Lothridge, (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").

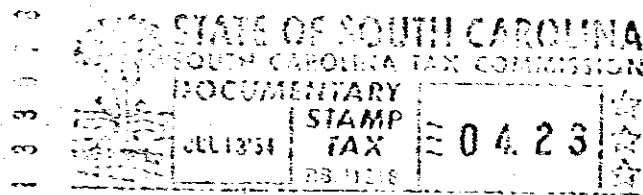
WHEREAS, Borrower is indebted to Lender in the principal sum of Fourteen thousand, Eighty Three dollars & 23/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 11, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 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 certain piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Greenville, near the City of Greenville, being shown and designated as Lot 25, Trammell Heights Subdivision, as shown by a plat prepared by J. Mac Richardson, RLS, dated August, 1953, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book EE, Page 28, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Davis Avenue, joint front corner of Lots 25 and 24 and running thence N. 13-57 E. 15.4 feet to an iron pin; thence N. 13-05 E 112.1 feet to an iron pin at the intersection of Davis Avenue and Foster Drive; thence along Foster Drive, N. 73-15 W 140.7 feet to an iron pin; thence S 21-04 W 116.1 feet to an iron pin; thence S 69-04 E. 158 feet to an iron pin, point of beginning.

This property is the same conveyed to the Mortgagor by deed from Billy J. Johnson recorded in the RMC Office for Greenville County, South Carolina on April 24, 1979.



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which has the address of 100 Davis Drive, Greenville, South Carolina 29611, (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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