

GREENVILLE, S.C.

JUL 21 3 04 PM '84

MORTGAGE

THIS MORTGAGE is made this 20 day of July, 1984, between the Mortgagor, George McCarroll and Dorethea McCarroll, (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 Sixteen Thousand, Two Hundred Forty-nine and twenty-nine/100 (16,249.29) Dollars, which indebtedness is evidenced by Borrower's note dated July 20, 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;

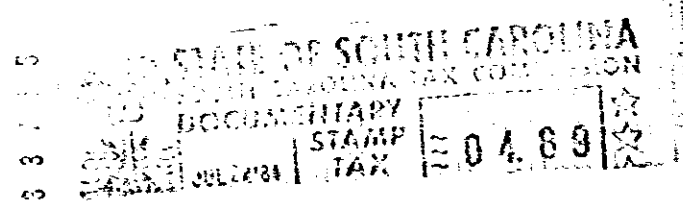
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, on the northwestern side of Enoree Court and being known and designated as Lot 11, on a plat of Enoree Heights, dated August, 1960; prepared by J. Mac Richardson, RLS, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book RR, at page 63, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at a point on the northwestern edge of Enoree Court at the joint front corners of Lots 10 and 11 and renning thence along a line of Lot 10, N. 75=00 W. 294 feet to a point twenty feet from the center of a branch; thence along center of said branch as the line by the traverse line, N. 12-02 W. 112.2 feet to a point; thence S. 75-00 E. 345 feet to a point on the western side of Enoree Court; thence along the western edge of Enoree Court; S. 15-00 W. 100 feet to the beginning corner.

THIS property is subject to existing easements, restrictions and rights-of-way upon or affecting said property.

This is a second mortgage and is Junior in Lien to that mortgage given by George McCarroll and Dorethea McCarroll to First Federal of S.C. on September 5, 1969, recorded in Deed Book 1136 at page 168 and recorded on September 9, 1969 in the R. M. C. Office for Greenville County.



which has the address of 15 Enoree Court, Taylors, South Carolina 29687 (herein "Property Address");
(Street) (City) (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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