

101378 11982

MORTGAGE

#03-3273034

THIS MORTGAGE is made this 10th day of July, 1984, between the Mortgagor, Dorothy M. Bennett, (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").

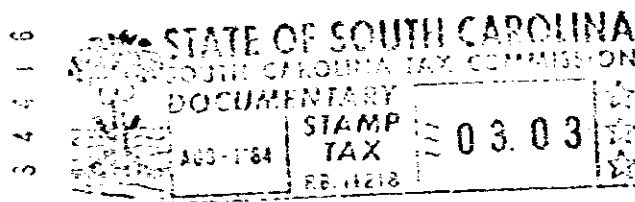
WHEREAS, Borrower is indebted to Lender in the principal sum of Ten thousand eighty two and three cents (10,082.03) Dollars, which indebtedness is evidenced by Borrower's note dated 07-10-84, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, 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 those certain pieces, parcels, or lots of land, together with any and all improvements thereon, lying, being and situate near the Town of Simpsonville, Austin Township, Greenville County, State of South Carolina, lying to the East of the C. & W. C. Railroad and being shown, described and designated as Lots Number Forty (40) and Forty-one (41) on Plat of Survey entitled, "FOREST PARK and Formerly Known as Gresham Park", made by C. O. Riddle, Surveyor, as found recorded in the Office of the Clerk of Court for Greenville County in Plat Book BB, at Pages 70 and 71. Reference to said Plat is craved for a more minute description.

This being the same property conveyed to the mortgagor herein by deed of Mary E. Meigs, and recorded in the RMC Office for Greenville County, on 10-28-75, in Deed Book 1026, and page 450.

This is a second mortgage and is junior in lien to that mortgage executed by Dorothy M. Bennett, in favor of First Federal Savings and Loan of SC, which mortgage is recorded in the RMC Office for Greenville County, in Book 1353, and page 149.



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which has the address of 122 Wilborn Circle Simpsonville, SC 29681 (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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