

MORTGAGE

03-334080-9

THIS MORTGAGE is made this 30th day of July, 1984, between the Mortgagor, Leonard W. Webb and Jewell M. Webb, (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").

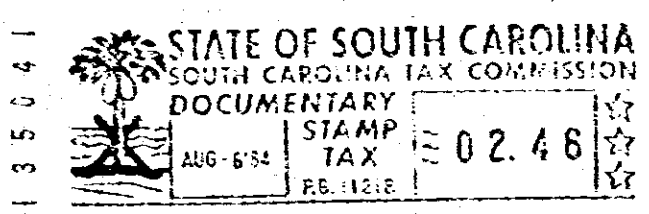
WHEREAS, Borrower is indebted to Lender in the principal sum of Eight thousand one hundred seventy eight dollars & seventy seven cents (8178.77) Dollars, which indebtedness is evidenced by Borrower's note dated 07-30-84, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 08-31-85

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 Confederate Circle (S/A Jeb Stuart Avenue), near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as Lot No. 43, of a Subdivision known as Sheffield Forest, Section II, plat of which is recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "BBB", at Page 61, said lot having such metes and bounds as shown thereon.

Being the same property conveyed to mortgagors by deed of Larry R. Gibson, dated December 23, 1966 and recorded in the R.M.C. Office for Greenville County on December 23, 1966 in Deed Book 811 at Page 175.

This mortgage is junior in lien to the mortgage of Leonard W. Webb and Jewell M. Webb given in favor of C. Douglas Wilson and Company, dated January 27, 1967, and recorded in the R.M.C. Office for Greenville County on December 28, 1966 in Book 1047 at Page 195, and assigned to Metropolitan Life Insurance Company, dated December 23, 1966 and recorded in the R.M.C. Office for Greenville County on December 28, 1966 in Book 1047 at Page 198.



which has the address of 104 Confederate Circle Taylors, (City)
South Carolina (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 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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