MORTGAGE

McLemore
McLemore
he Mortgagee, First Federal Savings er the laws of the United States of 29602 (herein "Lender").
ender dated August 3, 1984 g at any point in time of Thirty edness is payable in monthly install-
he Note, with interest thereon, the protect the security of this Mortgage, and (b) the repayment of any future hereof (herein "Future Advances"),

the City of Greer, being known and designated as Lot No. 118 on a Plat of Sections 1 and 2 of Belmont Heights, prepared by Dalton & Neeves, Engineers dated July, 1960 and recorded in Plat Book QQ at Pages 160, 161 in the R.M.C. Office for Greenville County, and having, according to a plat of Section 2, Belmont Heights, dated July 1960, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly edge of Taylors Road, joint front corner of Lots 118 and 119, and running thence with the line of Lot 119, south 50-29 E. 197.5 feet to an iron pin; thence S. 35-16 W. 100 feet to an iron pin; thence with the line of Lot 117, N. 47-22 W. 194.1 feet to an iron pin on the southeasterly edge of Taylors Road; thence with the edge of said road, N. 31-09 E. 109 feet to an iron pin on said road; thence continuing with the edge of said road, N. 53-01 E. 16 feet to the point of beginning.

THIS is a portion of property conveyed to Marion Leon and Joy K. McLemore by deed Of Marion E. Lanford recorded in the R.M.C. Office of Greenville County, dated August 15, 1974, Volume 1005, Page 10.

THIS mortgage is junior in lien to that mortgage executed by Marion Leon and Joy K.

McLemore, to First Federal of South Carolina (formerly Greer Federal Savings and Loan) recorded in R.M.C. Office of Greenville County dated 23 May 75 Book 4339, Page 944.

which has the address of 815 Taylor Road Greer Street South Carolina 29651 (herein "Property Address"): [Zip Code]

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements and/or fixtures now or hereafter erected on the property, and all easements, rights, appurtenances and rents, all of which 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 hereinafter 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, and that the Property is unencumbered, except for such encumbrances, declarations, easements or restrictions of record identified herein or otherwise expressly acknowledged by Lender. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to the aforesaid encumbrances of record.

Borrower and Lender covenant and agree as follows:

THE RESERVE OF THE PROPERTY OF

- 1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and other charges as provided in the Note and this Mortgage.
- 2. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender shall be applied by Lender first to late charges due, then to interest payable on the Note, and then to the principal of the Note.
- 3. Prior Mortgages; Charges; Liens. Borrower shall perform all of Borrower's obligations under any Mortgage or other security agreement with a lien which has priority over this Mortgage, including Borrower's covenants to make payments when due. Borrower shall pay or cause to be paid all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Mortgage, and leasehold payments or ground rents, if any.
- 4. Hazard Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards including within the term "extended coverage", and such other hazards as Lender may require and in such amounts and for such periods as Lender may require.

The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Lender; provided, that such approval shall not be unreasonably withheld. All insurance policies and renewals thereof shall be in a form acceptable to Lender and shall include a standard mortgage clause in favor of and in a form acceptable to Lender. Lender shall have the right to hold the policies and renewals thereof, subject to the terms of any mortgage or other security agreement with a lien which has priority over this Mortgage.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender, Lender may make proof of loss if not made promptly by Borrower.

If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits. Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restoration or repair of the Property or to the sums secured by this Mortgage.