

MORTGAGE

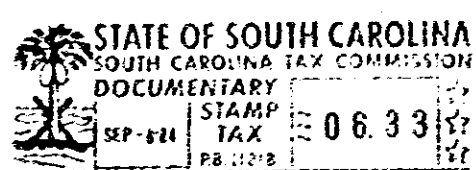
THIS MORTGAGE is made this 31st day of August, 1984, between the Mortgagor, SUMMIE K. ROBERSON, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-One Thousand, Six and 33/100 (\$21,006.33) Dollars, which indebtedness is evidenced by Borrower's note dated August 31, 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 September 30, 1984

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, in the City and County of Greenville, State of South Carolina, on the northern side of Algonquin Trail, being known and designated as Lot No. 5 according to a plat of the Property of Oeland-Simpson Lumber Company by Webb Surveying and Mapping Company, dated March 14, 1964, and recorded in Plat Book FFF, at Page 157 in the RMC Office for Greenville County, and according to said plat having the following metes and bounds, to-wit: Beginning at a point on the Northern side of Algonquin Trail, said point being the joint front corner of Lots Nos. 4 and 5 and being 558.0 feet west of Rocky Slope Road and running thence South 63-32 West 85.0 feet to an iron pin; thence North 26-28 West 175.5 feet to an iron pin; thence North 64-30 East 85.01 feet to an iron pin; thence South 26-28 East 174.1 feet to an iron pin, the point of beginning.

The above described property is the same conveyed to the Mortgagor herein by deed of Oeland-Simpson Lumber Company recorded April 13, 1967 in the RMC Office for Greenville County in Deed Book 817, at Page 435 and by deed of Barbara Ann B. Roberson dated August 31, 1984, to be recorded herewith in said office.



The lien of this mortgage is junior and second in lien to that certain mortgage given to Aiken Loan and Security Company recorded April 13, 1967 in Mortgage Book 1054 at page 557 in the original amount of \$15,600.00.

which has the address of 24 Algonquin Trail Greenville, South Carolina 29607 (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.