

## MORTGAGE

THIS MORTGAGE is made this 31st day of August, 1984, between the Mortgagor, Sanford Croal Ballew and Tammy Koon Ballew, (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 Seventeen thousand, ninety-nine dollars and 85/100--(17,099.85)-- 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 Sept. 30, 1994

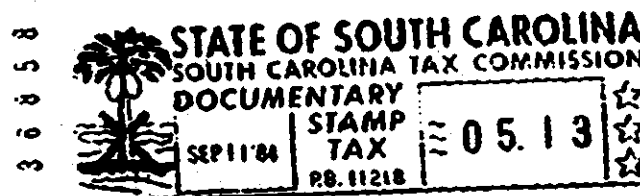
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 certain piece, parcel or lot of land, situate, lying and being in the State and County aforesaid, in the City of Greer, on the East side of Chesterfield Street, being known and designated as Lot No. Ten (10) as shown on plat of Wilson Acres prepared by Jones Engineering Service, dated July 21, 1980, which plat is recorded in the RMC Office for said County in Plat Book 7-X at page 23, and being more particularly described according to said plat as follows:

BEGINNING at an iron pin on the East side of Chesterfield Street, joint front corner of Lots Nos. 10 and 11 as shown on said plat, and running thence with the joint line of said lots N. 87-29 E. 123.84 feet to an iron pin on the rear line of Lot No. 4 as shown on said plat, joint rear corner of said Lots Nos. 10 and 11; thence S. 0-44 W. 125.06 feet to an iron pin, joint rear corner of Lots Nos. 9 and 10 as shown on said plat; thence with the joint line of said last two mentioned lots S. 87-29 W. 120 feet to an iron pin on the East side of Chesterfield Street, joint front corner of said last two mentioned lots; thence with the East side of Chesterfield Street N. 2-31 W. 125 feet to the point of beginning.

Being the same property conveyed to Riddle Brothers and West Builders, Inc., dated February 21, 1984 and recorded in the RMC Office for Greenville County on February 28, 1984, in Deed Book 1207 at Page 70.

This mortgage is junior in lien to the mortgage of Sanford Croal Ballew and Tammy Koon Ballew given in favor of Woodruff Federal Savings and Loan Association, dated February 21, 1984, and recorded in the RMC Office for Greenville County on February 28, 1984 in Book 1649 at Page 686.



which has the address of Chesterfield Street, Greer, South Carolina, 29651 (herein "Property Address");  
(State and Zip Code) (City)

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 seized 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.