

FILED
GREENVILLE CO. S.C.

SEP 26 3 13 PM '84

MORTGAGE

THIS MORTGAGE is made this 14 day of September, 1984, between the Mortgagor, Jimmie E. Tate, (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").

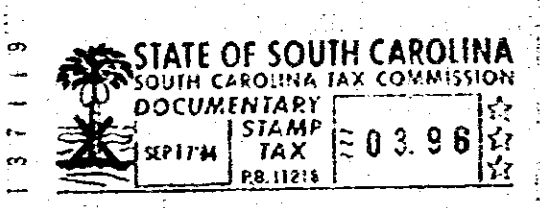
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirteen thousand, one hundred ninety-nine dollars & 96/100 (\$13,199.96) Dollars, which indebtedness is evidenced by Borrower's note dated September 14, 1984, (herein "Note"), providing for monthly installments of principal and interest, 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 lot of land lying in the State of South Carolina, County of Greenville, City of Greenville on the northeastern side of Maco Terrace shown as Lot No. 3 on a plat entitled Property of Central Realty Corporation recorded in the RMC Office for Greenville County in Plat Book B at Page 105 and being further described as follows:

BEGINNING at an iron pin on the northeastern side of Maco Terrace at the joint front corner of Lot Nos. 2 and 3 and running thence along the line of Lot No. 2, N. 64-30 E. 124 feet to an iron pin in the line of Lot No. 4; thence along the Line of Lot No. 4, S. 25-20 E. 50 feet to an iron pin; thence S. 64-30 W. 115 feet to an iron pin; on the northeastern side of Maco Terrace; thence with the northeastern side of Maco Terrace, N. 36-10 W. 50 feet to the point of beginning.

Being the same property conveyed to mortgagors by deed of Elizabeth Clarkson Johnson and Curtis Johnson, dated and recorded simultaneously herewith.



RECORDED

which has the address of 119 Maco Street Greenville, South Carolina (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 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.