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SHERIDAN

MORTGAGE

THIS MORTGAGE is made this 11th day of October,
1984, between the Mortgagor, SANFORD L. BROWN

, (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 Eleven Thousand One Hundred Eighty and 29/100 Dollars, which indebtedness is evidenced by Borrower's note dated _____, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 30, 1994.....;

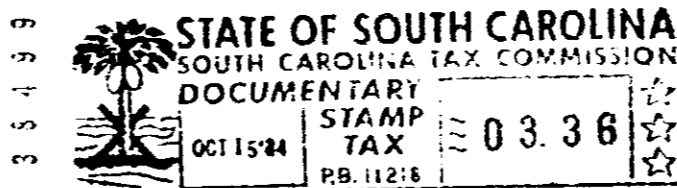
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville on the southern side of Reid School Road being shown and designated as Lot No. 83, on a plat of Edwards Forest Heights recorded in Plat Book 000 at Page 89, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Reid School Road at the joint front corner of Lots 82 and 83 and running thence with the common line of said Lots S. 1-29 E. 178.5 feet to an iron pin at the joint rear corner of said Lots; thence S. 88-31 W. 100 feet to an iron pin at the joint rear corner of Lots 83 and 84; thence with the common line of said Lots N. 1-29 E. 178.5 feet to an iron pin on Reid School Road; thence with Reid School Road N. 88-31 E. 100 feet to the point of beginning.

Being the same property conveyed to mortgagor by deed of O. H. Ogle, dated June 15, 1971 and recorded in the RMC Office for Greenville County on July 21, 1971 in Deed Book 920 at Page 639.

This mortgage is junior in lien to the mortgage of Sanford L. Brown given in favor of First Federal Savings and Loan Association of South Carolina, dated July 15, 1971 and recorded in the RMC Office for Greenville County on July 21, 1971 in Book 1199 at Page 356.



Loan # 020 333158-5

which has the address of Reid School Road Taylors,
(Street) (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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