

MORTGAGE

THIS MORTGAGE is made this 26th day of October, 1984, between the Mortgagor, Q. STEWART CUSTER, JR. AND CAROL K. CUSTER, (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 Two thousand four hundred seventy nine 75/100's 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 May 30, 1987

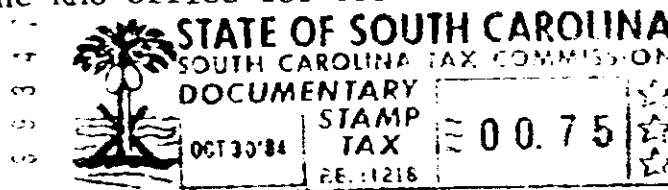
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, together with improvements thereon, situate, lying and being at the southeastern corner of the intersection of Princeton Avenue and Columbia Circle in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Lot 96 on Map of College Heights recorded in the RMC Office for Greenville County in Plat Book P at Page 75, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Columbia Circle at the joint front corner of Lots 96 and 95 and running thence with the joint line of said lots N. 71-32 E. 179 feet to an iron pin; thence N. 25 W. 43.6 feet to an iron pin; thence N. 34-44 W. 74.6 feet to an iron pin on the southern side of Princeton Avenue; thence along Princeton Avenue S. 56-50 W. 158 feet to an iron pin at the corner of the intersection of Princeton Avenue and Columbia Circle; thence along the eastern side of Columbia Circle S. 18-28 E. 75 feet to the point of beginning.

Being the same property conveyed to mortgagors by deed of Fred J. Stone, dated July 27, 1967 and recorded in the RMC Office for Greenville County on July 28, 1967 in Deed Book 824 at Page 473.

This mortgage is junior in lien to the mortgage of Q. Stewart Custer, Jr. and Carol K. Custer given in favor of Cameron-Brown Company, dated July 27, 1967 and recorded in the RMC Office for Greenville County on July 28, 1967 in Book 1064 at Page 557. Said mortgage subsequently assigned to First Federal Savings and Loan Association of Lake Worth, dated August 28, 1967 and recorded in the RMC Office for Greenville County on August 31, 1967 in Book 1068 at Page 82.



which has the address of 1 Columbia Circle Greenville,
(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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