

First Federal Savings and Loan Association of South Carolina
301 College Street
Greenville, South Carolina 29601

VOL 1687 PAGE 609

MORTGAGE

03-334183-1

THIS MORTGAGE is made this 25th day of October,
1984, between the Mortgagor, MARVIN RONNIE BAKER AND SHERRY E. BAKER,
(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").

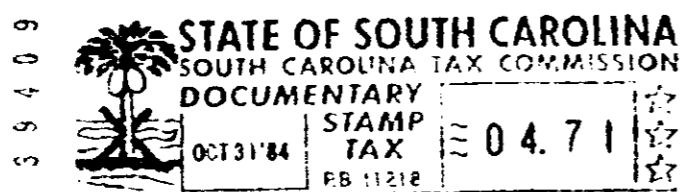
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifteen thousand six hundred
ninety three and 27 cents (\$15,693.27--) Dollars, which indebtedness is evidenced by Borrower's
note dated 10-25-84, (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 11-31-94
.....;

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 situate,
lying and being on Plantation Drive in the County of Greenville, State of South Carolina,
and being known and designated as Lot 26 on a Plat of Holly Tree Plantation Subdivision,
Phase III, Section I., Sheet II., shown on a Plat dated September 1, 1978 made by Piedmont
Engineers and recorded in Plat Book 6H at Page 75 in the RMC Office for Greenville County,
reference being had to said Plat for a more complete metes and bounds description.

Being the same property conveyed to mortgagors by deed of Rosamond Enterprises, dated
February 27, 1981 and recorded in the RMC Office for Greenville County on February 27,
1981 in Deed Book 1143 at Page 364.

This mortgage is junior in lien to the mortgage of Rosamond Enterprises, Inc. given in
favor of Fidelity Federal Savings and Loan Association, dated September 5, 1980 and
recorded in the RMC Office for Greenville County on September 5, 1980 in Book 1514 at
Page 615.



which has the address of 1214 Plantation Drive Simpsonville,
(Street) (City)
South Carolina 29681 (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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