

FILED
GREENVILLE CO. S.C.
Nov 27 1 23 PM '84
DONNIE

MORTGAGE

THIS MORTGAGE is made this 23rd day of November, 1984, between the Mortgagor, Herman W. Patterson and Elizabeth H. Patterson, (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 Nine Thousand Eighty One Dollars and 73/100 (9,081.73) Dollars, which indebtedness is evidenced by Borrower's note dated November 23, 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 November 30, 1994.....;

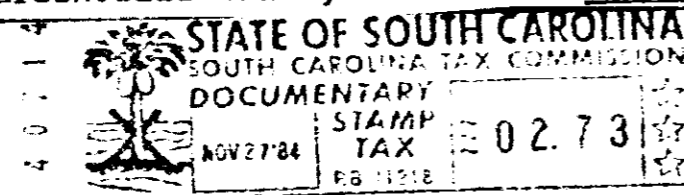
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 of that parcel or lot of land with all improvements thereon in the City of Greer, in Chick Springs Township of Greenville County, South Carolina, located on the South side of Pennsylvania Avenue in Greer Mill Village, known and designated as Lot No. 178 on a plat entitled Subdivision of Greer Mill Village, Greer, S.C., made by Dalton and Neves, January, 1951, recorded in the R.M.C. Office for Greenville County in Plat Book GG, at pages 174 and 175, having the following courses and distances:

BEGINNING on a stake on the South side of Pennsylvania Avenue, joint corner of Lots Nos. 178 and 179, and runs thence with the common line of these lots S. 13.19 W. 126.8 feet to a stake on alley; thence S. 75.19 E. 120 feet to a stake; thence N. 13.19 E. 129 feet to a stake on Pennsylvania Avenue; thence therewith N. 76.31 W. 120 feet to the beginning. (Reference to said plat and record thereof is expressly made for a more detailed description of said lot).

DERIVATION: This being the same property conveyed to the mortgagor by deed of Paul W. Green and Mary Evelyn Green and recorded in the R.M.C. Office of Greenville County dated September 29, 1955 in Book 535 Page 454.

THIS is a second mortgage and junior in lien to that mortgage executed by Herman W. Patterson and Elizabeth H. Patterson to First Federal Savings and Loan of South Carolina which mortgage is recorded in the R.M.C. Office of Greenville County in Book No. 1349 Page 854 Date 29 Sept 75.



which has the address of 205 Pennsylvania Avenue Greer,
(Street) (City)

South Carolina 29651 (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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