

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

VOL 1692 PAGE 650

FILED
GREENVILLE CO. S.C.

DEC 4 11 51 AM '84 MORTGAGE

THIS MORTGAGE is made this 30th day of November, 1984, between the Mortgagor, KIM CONNER and LILLIAN CONNER, (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 and No/100 (\$15,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 30, 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 December 31, 1994.

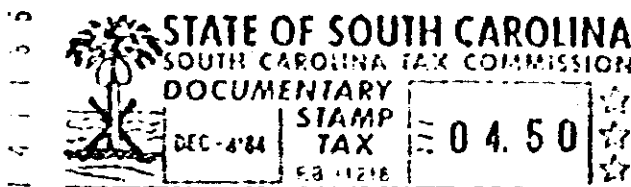
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 located in the City of Greenville, County of Greenville, State of South Carolina, lying and being on the south side of Oregon Street, and being known and designated as Lot No. 4 of Block B on a plat of Kanatenah Property, said plat being recorded in the RMC Office for Greenville County in Plat Book F at Page 66 and 67, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a stake on the south side of Oregon Street, said stake being 180 feet east of the corner of Mitchell Street and running thence along the south side of Oregon Street, N. 63-30 E. 60 feet to the corner of Lot 5; thence along Lot 5, S. 26-30 E. 165 feet; thence S. 63-30 W. 60 feet to the corner of Lot 3; thence with the line of Lot 3, No. 26-30 W. 165 feet to a stake on the south side of Oregon Street, the point of beginning.

Being the same property conveyed to mortgagors by deed of Nellie Young Putman, Betty P. Sellers, and John C. Putman, Jr., dated June 3, 1983 and recorded in the RMC Office for Greenville County in Deed Book 1192 at Page 138.

This mortgage is junior in lien to the mortgage of Kim Conner and Lillian Conner given in favor of Nellie Young Putman, Betty P. Sellers, and John C. Putman, Jr., dated July 8, 1983 and recorded in the RMC Office for Greenville County on July 12, 1983 in Book 1615 at Page 583.



which has the address of 108 Oregon Street Greenville

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 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.

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