

Mortgagee's mailing address: 301 College Street, Greenville, S. C. 29601

FILED
GREENVILLE CO. S.C.

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DEC 6 1 51 PM '84 COMMERCIAL MORTGAGE

DONNIE S. BARBERSLEY
R.M.C.

THIS MORTGAGE is made this 6th day of December, 1984, between the Mortgagor, Lowell L. Swiger and Barbara H. Swiger, (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 Forty Thousand and no/100 (\$40,000.00) Dollars, which indebtedness is evidenced by Borrower's note/agreement dated December 6, 1984 (herein "Note"), said principal sum being payable as set forth in said note with interest at the rate set forth therein, with the balance of the indebtedness, if not sooner paid, due and payable on December 6, 1985, subject to future advances or renewals.

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 County of Greenville, State of South Carolina and being known and designated as Lot No. 140, Section 3, on a plat of Lake Forest Subdivision, said plat being recorded in the RMC Office for Greenville County in Plat Book GG at Page 77 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the south side of Hermitage Road, at the joint front corner of Lots 139 and 140 and running thence with the joint line of said lots due S. 130 feet to an iron pin at the corner of Lot 141; thence with the line of said lot, S. 83-44 E. 206 feet to an iron pin on the west side of Rockmont Road; thence with the western side of the said road, N. 2-54 E. 50 feet to a point; thence N. 10-04 W. 85 feet to an iron pin; thence with the curve of the said Rockmont Road as it intersects with Hermitage Road, the chord of which is N. 51-25 W. 37.7 feet to an iron pin on the south side of Hermitage Road; thence with the south side of Hermitage Road, S. 87-45 W. 75 feet to a point; thence continuing with the south side of said Road, S. 89-11 W. 88.3 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Carl D. Brandon and Karyl O. Brandon, dated August 19, 1975, and recorded in Deed Book 1022, page 847, RMC Office for Greenville County.

which has the address of 312 Hermitage Road, Greenville,
(Street) (City)
S. C. 29615 (herein "Property Address");
(State and Zip Code)

CHECK IF APPLICABLE: This is a second mortgage and is subject to the lien of a first mortgage executed by Carl D. & Karyl O. Brandon Fidelity Federal of record in Mortgage Book 1286 Page 376, in the Register's Office for Greenville County, South Carolina.

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, including furniture, furnishings and equipment 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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