

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

VOL 1695 PAGE 276

FILED
GREENVILLE CO. S.C.

DEC 20 10 28 AM MORTGAGE

01-340155-2

THIS MORTGAGE is made this R.M.C. 7th day of December,
1984, between the Mortgagor, JAMES N. STRAUSBAUGH and BOBBIE S. STRAUSBAUGH

, (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 One Hundred Thousand Dollars and no/100--(\$100,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 7, 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 N/A

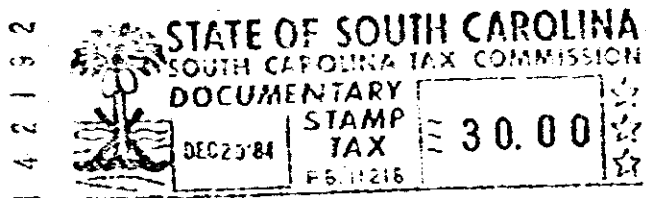
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina on the northern line of Crescent Avenue (formerly East Mills Avenue) and designated as Lot No. 13 of Block B of the Cagle Park Company property on plat recorded in the RMC Office for Greenville County in Plat Book C, Page 238, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Crescent Avenue at the joint corner of Lots Nos. 13 and 14 and running thence with the joint line of said lots, N. 1-33 W. 174 feet to an iron pin; thence S. 89-07 W. 68.5 feet to an iron pin at the joint corner of Lots 13 and 12; thence with the line of Lots Nos. 12 and 13, S. 2-23 E. 163.4 feet to an iron pin on Crescent Avenue; thence with Crescent Avenue, S. 81-42 E. 67 feet to an iron pin, the point of beginning.

Being the same property conveyed to mortgagors by deed of Rufus B. Darby, dated January 16, 1978 and recorded in the RMC Office for Greenville County on January 16, 1978 in Deed Book 1071 at Page 924.

This mortgage is junior in lien to the mortgage of James N. Strausbaugh and Bobbie Strausbaugh given in favor of First Federal Savings and Loan Association of South Carolina, dated January 16, 1978 and recorded in the RMC Office for Greenville County on January 16, 1978 in Book 1421 at Page 64.



which has the address of 103 Crescent Avenue Greenville,
(Street) (City)
South Carolina 29605 (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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