

First Federal Savings & Loan
P.O. Box 453
Greenville, South Carolina 29602

FILED
GREENVILLE CO. S.C.
11.27.84
MORTGAGE

VOL 1553 PAGE 09

BOOK 86 PAGE 18
010-326629-5

THIS MORTGAGE is made this 6th day of March, 1984, between the Mortgagor, Fred T. and Ann B. McIlroy, (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 Seven thousand five hundred eighty-two and 04/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 6, 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 March 30, 1991, joint rear corner of lots nos. 33 and 30; running thence ... 23-33 W. 110.0 feet to an iron pin on the southern side of Oakwood Avenue; thence along the southern side of Oakwood Avenue, S. 56-07 W. 39.7 feet to an iron pin; thence continuing along the southern side of Oakwood Avenue, S. 54-22 W. 94.2 feet to an iron pin; point of beginning.

This being the same property conveyed to the mortgagor by deed of R. D. and David S. Taylor and recorded in the RMC Office for Greenville County on January 10, 1972 in Book 933 at Page 295.

This is a second mortgage and is Junior in Lien to that mortgage executed by Fred T. and Ann B. McIlroy which mortgage is recorded in RMC Office for Greenville County on November 17, 1971 in Book 1213 at Page 600.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
PROPERTY TAX
03.04

PAID SATISFIED AND CANCELLED
First Federal Savings and Loan Association
of South Carolina
Kathleen M. Anderson
Vice-President

1051

which has the address of 13 Oakwood Avenue
(Street)
SC 29687
(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.

SOUTH CAROLINA — 1 to 4 Family — 6/75 — FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para. 10)

JUL 10 1984

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