

MORTGAGE

03-334094-0

THIS MORTGAGE is made this 15 th. day of August, 1984, between the Mortgagor, Mary Ann B. Darnell, (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").

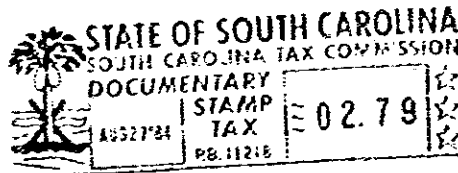
WHEREAS, Borrower is indebted to Lender in the principal sum of \$9292.20 (Nine thousand two hundred ninety two and 20/100-----Dollars, which indebtedness is evidenced by Borrower's note dated August 15, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 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 peice, parcel or lot of land with the buildings and improvements thereon situate, lying and being at the Southeast corner of the intersection of Ethelridge Drive and Beacon Street, near the City of Greenville, in the County of Greenville, State of South Carolina, being shown as Lot #8 on plat of Perry property made by W. J. Riddle, Surveyor, November 1, 1945, recorded in the RMC Office for Greenville County, South Carolina in Plat Book "B", page 63 and having according to said plat and recent survey made by Pickell and Pickell, Engineers, January 20, 1947, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Southeast corner of the intersection of Ethelridge Drive and Beacon Street and running thence with the South side of Ethelridge Drive, N. 84-28 E. 60 feet to an iron pin; thence with the line of Lot 9, S. 5-35 E. 110 feet to an iron pin; thence S. 84-28 W. 60 feet to an iron pin on the East side of Beacon Street; thence along the East side of Beacon Street, N. 5-35 W. 110 feet to the beginning corner.

This is the same property conveyed to Elsie M. Bishop by deed of Harold B. Pinson, dated January 19, 1961, recorded in the RMC Office for Greenville County on January 19, 1961 in Deed Book 666 at Page 457. Elsie M. Bishop died testate on May 1, 1984 devising her interest in the above described property to Mary Ann B. Darnell, as appears more fully in the Office of the Probate Court for Greenville County in Apt. 84ES2300 at File 598.



which has the address of 100 Ethelridge Drive Greenville

South Carolina (herein "Property Address");

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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