

First Federal of SC
P. O. Box 408
Greenville, S.C. 29602

GREENVILLE, S.C.

VOL 1343 PAGE 305

JUN 11 1984
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 3rd day of January, 1984, between the Mortgagor, Edward Nixon and Helen P. Nixon, (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 Seventy Four Dollars and 48/100 Dollars, which indebtedness is evidenced by Borrower's note dated _____, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Jan. 1989.....;

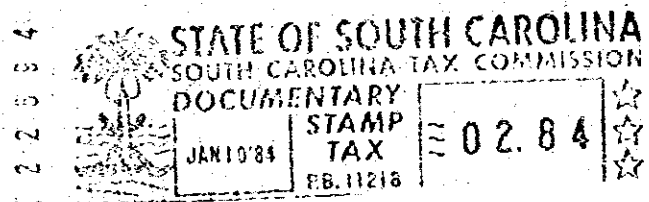
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the East side of Whiller Drive, near the City of Greenville, being shown as Lot NO. 4 on plat of Park Lane Terrace, made by Pickell & Pickell, Engineers, October, 1957, recorded in the RMC Office for Greenville County, in Plat Book MM, Page 47, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Whiller Drive at the joint front corner of Lots 3 and 4 and runs thence with the line of Lot 3, N. 87-16 E. 140 feet to an iron pin; thence N. 2-44 W. 90 feet to an iron pin; thence with the line of Lot 5, S. 87-16 W. 141.6 feet to an iron pin on the East side of Whiller Drive; thence with Whiller Drive, S. 15-44 E. 7.6 feet to an iron pin, thence continuing with Whiller Drive, S. 2-44 E. 82.4 feet to the beginning corner.

This being the same property conveyed to the mortgagor by Deed of Leslie Wilson and June B. Wilson dated Jan. 22, 1975 and recorded in the RMC Office for Greenville County of January 28, 1975 in Deed Book 1013 at page 920.

The is a second mortgage and is junior in lien to that mortgage executed to Edward and Helen P. Nixon which mortgage is recorded in the RMC Office for Greenville County on January 28, 1975 in Deed Book 1332 at page 133, and dated January 24, 1975.



which has the address of 8 Whiller Drive, Greenville, South Carolina 29605,
(Street) (City)

(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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