

# MORTGAGE



THIS MORTGAGE is made this 11th day of January, 1984, between the Mortgagor, Charlie D. Sharp and Patricia P. Sharp, (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 Sixty-Nine Hundred, Twenty-Seven and 08/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 11, 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 January 1990.....;

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.

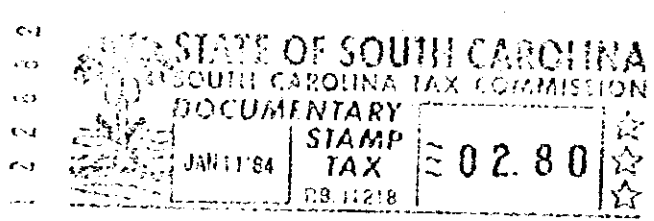
All that piece, parcel or lot of land in Dunklin Township, Greenville County, State of South Carolina, being known and designated as shown on a plat of property of Claude W. Kirby made by Hugh J. Martin, Surveyor, May 8, 1973, containing 3 acres, more or less, and having, according to said plat, the following metes and bounds: BEGINNING at iron pin N. 40 00 W. 866.38 feet to iron pin; thence N. 73 28 E. 254.70 feet to iron pin; thence S. 30 13 E. 762.12 feet to iron pin; thence S. 42 25 W. 105 feet to beginning corner.

Bounded on the West by the property of Gladys Thompson, on the North by the property of Claude W. Kirby, on the East by the property of Claude W. Kirby, and on the South by the property of Claude W. Kirby.

DERIVATION: See Deed of Claude W. Kirby dated 7-20-78 and recorded in the Greenville County RMC Office in Deed Book 1090, Page 919, on 10-30-78. Also see Deed of Joyce King Kirby dated January 11, 1984 to be recorded herewith.

BB#580.3-1-6.04

This is a second mortgage junior in lien to none.



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which has the address of 32 Boulevard Park, Taylors, South Carolina 29687 (herein "Property Address");  
(Street) (City) (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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