

P. O. Box 408
Greenville SC 29602

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FILED
SOUTH CAROLINA

MORTGAGE

03-3194272

THIS MORTGAGE is made this 13th day of January, 1984, between the Mortgagor, Ronald G. Strange and Linda G. Strange, (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 Sixteen Thousand seven hundred eighty five and seventy two cents, which indebtedness is evidenced by Borrower's note dated 01-13-84, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 07-13-84;

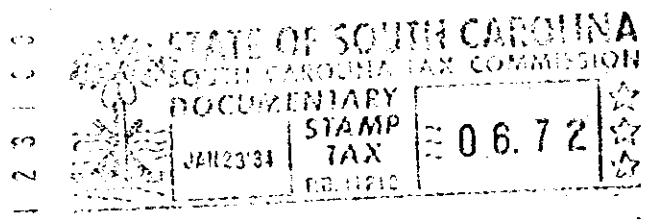
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 lying in the State of South Carolina, County of Greenville, shown as Lot 59 on plat of Pine Brook Forest Subdivision, Section I, recorded in Plat Book 4X at pages 48 and 49 and having the following courses and distances:

BEGINNING at an iron pin on Cannon Circle, joint front corner of Lots 58 and 59 and running thence with joint line of said lots, N. 16-35 W. 150 feet to an iron pin at rear corner of Lots 58 and 59; thence along the rear line of Lot 59, N. 73-25 E. 125 feet to an iron pin, joint rear corner of said lots; thence along the joint line of Lots 59 and 60, S. 16-38 E. 150 feet to an iron pin on Cannon Circle; thence along Cannon Circle, S. 73-25 W. 125 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagor(s) herein by deed of Nelms Brothers Builders, Inc., and recorded in the RMC Office for Greenville County on 02-12-79, in Deed Book 1096, and page 787.

This is a second mortgage and is junior in lien to that mortgage executed by Nelms Brothers Builders Inc., in favor of First Federal Savings and Loan of SC, which mortgage is recorded in the RMC Office for Greenville County, in Book 1431, and page 486.



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which has the address of Rt 14 Cannon Circle Greenville, (Street) (City) SC 29607 (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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