

GREENVILLE CO. S. C.
JAN 27 1984

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MORTGAGE

THIS MORTGAGE is made this 23rd day of January, 1984, between the Mortgagor, James Maxie Garrett, (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").

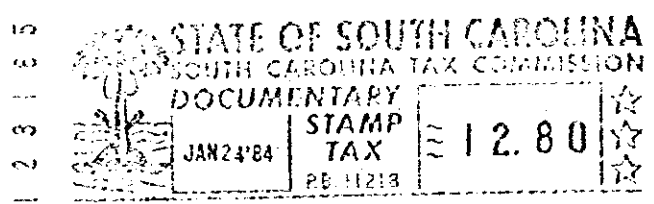
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-One Thousand, Nine Hundred, Six and 27/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 23, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January, 1999.....;

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, being and situate on the West side of Princes Circle in O'Neal Township, County and State aforesaid, containing One (1) acre, more or less, and having the following courses and distances, to-wit: BEGINNING at a nail and cap in Princes Circle and running thence N. 64-33 W. 445.5 feet to an old iron pin; thence N. 25-26 E. 114.7 feet to a new iron pin; thence S. 60-41 E. 427 feet to a nail & cap in Princes Circle (new iron pin back on line at 13.8 feet); thence with Princes Circle S. 12-39 W. 88 feet to the beginning point.

DERIVATION: See Deed of Maxie Wood Garrett dated February 15, 1980, and recorded in the RMC Office for Greenville County in Deed Book 1120, Page 749.

This is a second mortgage junior in lien to none.



which has the address of Rt. 9, Box 1638, Princess Circle, Greer, (City) (Street), South Carolina 29651 (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 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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