

First Federal Savings & Loan Assn. of Spartanburg  
380 E. Main St. Spartanburg, S.C. 29303  
**MORTGAGE**

LEATHERWOOD, WALKER, TODD & MANA

THIS MORTGAGE is made this 27th day of January 1984, between the Mortgagor, JOHN J. MONAHAN III and PAMELA M. MONAHAN (herein "Borrower"), and the Mortgagee, FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF SPARTANBURG, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 380 East Main Street, Spartanburg, South Carolina 29304 (herein "Lender").

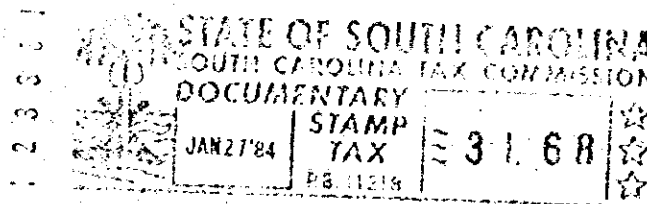
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy-nine Thousand, Two Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 27, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2014.

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 further 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, together with improvements thereon, situate, lying and being at the intersection of Kingsley Drive and Muirwood Drive in the City of Mauldin, Greenville County, South Carolina, and being shown and designated as Lot No. 31, Section IV, KNOLLWOOD HEIGHTS SUBDIVISION, recorded in Plat Book 4-N, Page 74 and having, according to said plat and a more recent plat entitled "Survey for John J. Monahan III and Pamela M. Monahan" by Jeffrey M. Plumblee, dated January 23, 1984, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Kingsley Drive at the joint front corner of Lots 31 and 32 of Knollwood Heights Subdivision, Section IV, and running thence with the curve of the right-of-way of Kingsley Drive, the chord of which is S. 32-59 E. 73.2 feet to an iron pin; thence continuing with said right-of-way, S. 8-41 E. 37.2 feet to an iron pin on the north-western side of Muirwood Drive; thence with the right-of-way of Muirwood Drive, S. 33-11 W. 258.4 feet to an iron pin; thence leaving Muirwood Drive and running N. 14-05 W. 279 feet to an iron pin at the joint rear corner of Lots 31 and 32; thence with the joint line of Lots 31 and 32, N. 75-01 E. 169.6 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by Deed of William G. Keener and Kathy F. Keener dated December 6, 1983, to be recorded herewith.



which has the address of 110 Kingsley Drive Mauldin, South Carolina 29662 (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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