

First Federal Savings and Loan Association of South Carolina
P.O. Drawer 408
Greenville, SC 29602 FILED

GREENVILLE, S.C.

VOL 1348 PAGE 533

FEB 17 4 38 PM '84 MORTGAGE

DUNN & MCKENZIE

THIS MORTGAGE is made this tenth day of February, 1984, between the Mortgagor, Connie Ann Posey, (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 Eighty Seven Dollars and 44/100 (\$16,087.44) Dollars, which indebtedness is evidenced by Borrower's note dated February 10th, 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 1984.....;

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 the buildings and improvements thereon, situate, lying and being on the Southern side of James Drive, near the City of Greenville, in Greenville County, South Carolina, being shown as Lot #23 on plat of Orderest Park, made by C.C. Jones, Engineer, July, 1948, recorded in the R.M.C. Office for Greenville County in Plat book S at page 109 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of James Drive at joint front corner of Lots 22 and 23; running thence along the line of Lot 22 S. 8-16 E. 160 feet to an iron pin; thence N. 81-44 E. 65 feet to an iron pin; thence with the line of Lot 24 N. 8-16W. 160 feet to an iron pin on the southern side of James Drive S. 81-44 W. 65 feet to beginning corner.

This is the same property conveyed to the Mortgagor herein by deed of Willard Benjamin Posey dated June 29, 1983 and recorded July 7, 1983, in the R.M.C. Office for Greenville County in Deed Book 1191 at Page 888.

This mortgage is Junior in lien to the first mortgage given to C. Douglas Wilson and Company, recorded March 16, 1971 in Greenville County R.M.C. Office in Mortgage Book 1183, page 585.

STATE OF SOUTH CAROLINA
RECORDS & DEEDS COMMISSION
DOUGLASS COUNTY
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which has the address of 109 James Drive Greenville,
(Street) (City)
South Carolina 29605 (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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