

FILED  
GREENVILLE CO. S.C.

First Federal Savings & Loan  
P.O. Box 400  
Greenville, South Carolina 29602

FEB 21 2 34 PM '84 MORTGAGE

010 320666-1

THIS MORTGAGE is made this 31st day of October, 1983, between the Mortgagor, L. Reeves Dabney and Barbara G. Dabney, (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 \$48,098.24 (Forty Eight Thousand and Ninety Eight and 24/100-- Dollars, which indebtedness is evidenced by Borrower's note dated October 31, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 30, 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, lying and being on the southerly side of Red Fox Court, near the City of Greenville, S.C. being known and designated as Lot No. 36 on plat entitled "Final Plat Revised, Map No. 2, Foxcroft, Section II" as recorded in the RMC Office for Greenville County, S. C. in Plat Book 4N at Pages 36 and 37 having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Red Fox Court, said pin being the joint front corner of Lots 35 and 36 and running thence with the common line of said lots S. 4-23 W., 175 ft. to an iron pin, the joint rear corner of Lots 35 and 36; thence N. 77-18 W., 142 feet to an iron pin, the joint rear corner of Lots 36 and 37; thence with the common line of said lots N. 11-42 E. 162.5 feet to an iron pin on the southerly side of Red Fox Court; thence with the southerly side of Red Fox Court S. 80-32 E., 60 feet to an iron pin; thence continuing with said court S. 84-08 E., 60 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagor by deed of L. Reeves Dabney and recorded in the RMC Office for Greenville County on October 18, 1976 in Deed Book 1044 at Page 750. This being the same property conveyed to the mortgagor by deed of Robert C. Bowen, Jr. and Yvonne F. Bowen and recorded in the RMC Office for Greenville County on May 24, 1976 in Deed Book 1036 at Page 773.

This is a second mortgage and is junior in lien to that mortgage executed by First Federal Savings and Loan Association and recorded in the RMC Office for Greenville County on August 26, 1975 in Deed Book 1347 at Page 42.

STATE OF SOUTH CAROLINA  
DEPARTMENT OF REVENUE  
PROPERTY TAX  
STAMP  
1983

which has the address of 11 Red Fox Court, Greenville, (City)  
South Carolina 29615 (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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