

MORTGAGE

THIS MORTGAGE is made this 24th day of February, 1984, between the Mortgagor, Smiley E. Morrow and Minnie H. Morrow, (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 Four thousand, five hundred thirty three dollars & 98/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 24, 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 August, 1987.....;

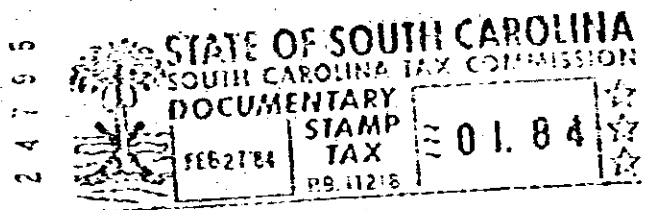
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 parcel or lot of land in the city of Greer, Check Springs Township of Greenville County, South Carolina, lying on the south side of Hubert Street, being all of Lot No. 3 on Plat No. 7 of the R. B. Vaughn Estate made by H. S. Brockman, Surveyor, dated July 24, 1956, recorded in Plat Book LL, at page 39 in the R.M.C. Office for Greenville County, and having the following courses and distances:

BEGINNING at a stake on the south side of Hubert Street at the west side of an alley, and runs thence N. 73-21 W. 80 feet along the south side of said street; thence S. 20-08 W. 131.4 feet to the corner of Lot No. 4; thence S.68-26E. 78.5 feet along the line of Lot No. 4 to a point on the west side of alley; thence N. 21-34 E. 137 along the west side of said alley to the beginning corner, and being all of that property as conveyed to the grantors by J. J. Lane by deed recorded in the R.M.C. Office for Greenville County in Vol. 672, at page 268.

SEE Deed of William R. Padgett and Luegena F. Padgett to Smiley E. Morrow and Minnie H. Morrow, recorded in the R.M.C. Office for Greenville in Book 762, page 237, dated November 24, 1964.

THIS is a Second Mortgage and is Junior in Lein to None.



GCTO -----3 FEB 27 84

which has the address of 113 Hubert Street Greer, (Street) (City) SC 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.

