

FILED
GREENVILLE CO. S.C.

MAR 19 11 46 AM '84

vol 1352 no 658

MORTGAGE

R.M.C.
THIS MORTGAGE is made this 15th day of March,
1984, between the Mortgagor, Paul H. Edmonds and Paula G. Edmonds
, (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 Thirteen Thousand, Thirty
Six Dollars and 11/100 Dollars, which indebtedness is evidenced by Borrower's
note dated March 15, 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 March 1994.....;

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 in the County of Greenville, State of
South Carolina, being known and designated as Lot No. 38 of a subdivision
known as Canebrake I as shown on plat thereof prepared by Enwright Associates,
dated August 18, 1975 and revised October 6, 1975, and recorded in the R.M.C.
Office for Greenville County, S.C., in Plat Book "5 P", at Page 46 and having,
according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southeastern side of Canebrake Drive, joint
front corner of Lots Nos. 38 and 39, and running thence with the joint lines
of said lots, S. 33-00 E. 141.93 feet to an iron pin in the rear lines of
Lot No. 70; thence with the line of Lot No. 70 and continuing with the rear
line of Lot No. 71 S. 55-45 W. 89.7 feet to an iron pin; thence N. 29-45 W.
138.06 feet to an iron pin on the southeastern side of Canebrake Drive;
thence with said Drive N. 53-25 E. 46.95 feet to an iron pin; thence continu-
ing with Canebrake Drive N. 52-21 E. 35.03 feet to the point of BEGINNING.

The within conveyance is subject to restrictions, utility easements, rights
of way, zoning regulations, and other matters as may appear of record, on
the record plats, or on the premises.

THIS being the same property conveyed to the mortgagor by deed of Phillip
W. Jones and recorded in the R.M.C. Office of Greenville County dated
December 29, 1978, in Book 1094, Page 566.

This is a second mortgage and junior in lien to that mortgage executed by
Paul H. Edmonds and Paula G. Edmonds to First Federal Savings and Loan of
S.C. which mortgage is recorded in the R.M.C. Office of Greenville County
in Book No. 1459 Page 31 Date 12-28-78

which has the address of 104 Canebrake Dr. Greer,
(Street) (City)
South Carolina (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 seized 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.