

GREENVILLE S.C.
MAR 30 3 32 PM '84
DONNIE R. W. BERGLEY
R.M.C.

100-1054-800

MORTGAGE

THIS MORTGAGE is made this 30th day of March, 1984, between the Mortgagor, ROY P. EMORY AND NANCY S. EMORY, (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").

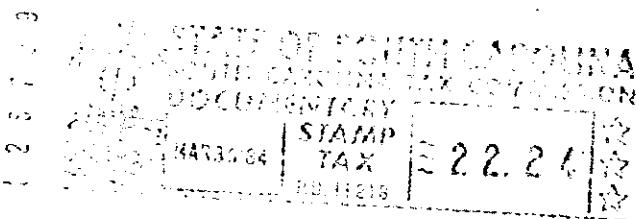
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-five Thousand Five Hundred Fifty and no/100's Dollars, which indebtedness is evidenced by Borrower's note dated March 30, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 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 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 in the County of Greenville, State of South Carolina, on the northeastern side of Geer Highway and being known and designated as Lot 1 on a Plat of Blue Ridge Heights Subdivision, Plat of which is recorded in the RMC Office for Greenville County in Plat Book EE at Page 143, and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of US 276 and running thence along the Turner line N. 56-00 E. 287 feet to an iron pin; thence running along the Loper line S. 9-45 W. 85 feet to an iron pin; thence continuing along the Loper line S. 76-25 E. 100 feet to an iron pin, the joint rear corner of Lots 1 and 2; thence running along the common line of said lots S. 51-45 W. 286 feet to an iron pin on the northeastern side of US Hwy. 276; thence running along the said US 276 N. 39-00 W. 155 feet to an iron pin, the point of beginning.

THIS being the same property conveyed to the Mortgagors by deed of even date to be recorded herewith.



which has the address of Lot 1, Geer Highway, US 276, Marietta, (City)
South Carolina 29690 (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.

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