

MORTGAGE

THIS MORTGAGE is made this 28th day of March, 1984, between the Mortgagor, Walter Terry Green and Sharon F. Green, (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 Forty-One Thousand Four Hundred & No/100 (\$41,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 28, 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 May 1 2000.....;

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 improvements thereon, lying, situate and being in the State of South Carolina, County of Greenville, as shown on plat entitled "Property of Walter Terry Green and Sharon F. Green" prepared on March 30, 1984, by Freeland & Associates and recorded on _____, 1984, in the RMC Office for Greenville County in Plat Book _____, Page _____, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old nail in the middle of Old Woodruff Road, a point 470 feet, more or less, from the intersection of Old Woodruff Road and South Carolina Highway No. 146, and running thence along the middle of Old Woodruff Road N. 75-26 W., 59 feet to an old nail; thence N. 71-34 W., 100 feet to an old nail; thence N. 69-14 W., 73.3 feet to an old nail; thence N. 34-28 E., 22 feet to an iron pin; thence N. 34-28 E., 171.7 feet to an iron pin; thence S. 65-38 E., 206.4 feet to an iron pin; thence S. 27-42 W., 144 feet to an iron pin; thence S. 27-42 W., 22 feet to an old nail in the middle of Old Woodruff Road, the point of beginning.

The above property is the same conveyed to the mortgagors herein by deed of Douglas G. Green and Ada G. Green dated May 13, 1983, and recorded in the RMC Office for Greenville County on May 20, 1983, in Deed Book 1188, Page 603.

This conveyance is subject to all rights-of-way, easements and restrictions of record.

which has the address of Rt. 15, Rocky Creek Road, Greenville, S. C. 29607,
(Street) (City)

(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.

SOUTH CAROLINA — 1 to 4 Family—6/75—FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para. 24)

3-27-84 2 AP 684 1208

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