

First Federal Mortgage
P.O. Box 408
Greenville, S.C. 29602

MORTGAGE

01-326638-6

THIS MORTGAGE is made this 12th day of March, 1984, between the Mortgagor, Thomas B. White, (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").

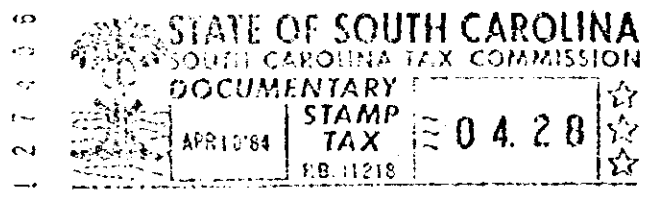
WHEREAS, Borrower is indebted to Lender in the principal sum of Ten thousand six hundred ninety-two and 86/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 12, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 30, 1991;

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 parcel, piece or lot of land with the buildings and improvements thereon, situate, lying and being on the South side of East Hillcrest Drive in that area recently annexed to the City of Greenville, in the County of Greenville, State of South Carolina, being shown as Lot 75 on plat of North Hills made by R. E. Dalton, Engineer, April 1925, recorded in the RMC Office for Greenville County, SC, in Plat Book H, page 138, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of East Hillcrest Drive at joint front corner of Lots 75 and 76, said pin being 151 feet East from the Southeast corner of the intersection of East Hillcrest Drive and McDonald Street and running thence with the line of Lot 76, S. 19-17 W. 160 feet to an iron pin; thence S. 66-55 E. 5 feet to an iron pin; thence with the line of Lot 74, N. 19-17 E. 160 feet to an iron pin on the Southside of East Hillcrest Drive; thence with the South side of East Hillcrest Drive, N. 66-55 W. 75 feet to the beginning corner.

This is the same property conveyed to the mortgagor by deed of Clifford William Bowers, Sr., Dated September 26, 1950, recorded September 29, 1950, in the RMC Office for Greenville County, South Carolina in Deed Book 420 at page 04.



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which has the address of 106 East Hillcrest Drive Greenville, SC 29609 (herein "Property Address");

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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