

P. O. Box 408
Greenville SC 29602

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FILED
GREENVILLE CO. S.C.
MAY 15 11 48 AM '84
JENNIFER R. HENSLEY
R.M.C.

MORTGAGE

03-3272226

THIS MORTGAGE is made this 30th day of April,
1984 between the Mortgagor, Juliette Segars,
(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 Two thousand six hundred
forty four and eighty three cents Dollars, which indebtedness is evidenced by Borrower's
note dated 04-30-84, (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 05-31-86
.....;

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 situate, lying and being in Greenville
County, South Carolina, and being shown as Lot No. 178 on a plat of Pine Forest recorded
in the RMC Office for Greenville County in Plat Book "T", at Page 383-384, and having
according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of East Pine Lake Circle, joint front
corner of Lots Nos. 179 and 178, and running N. 29-04 E. 68 feet to an iron pin on the
northwest side of Pine Lake Circle, joint front corners of Lots Nos. 178 and 177; thence
along the common line of Lots Nos. 178 and 177, N. 89-31 W. 157.9 feet to an iron pin
at the joint rear corners of Lots Nos. 177, 151, 150 and 178, thence along the rear line
of Lots Nos. 178 and 150 S. 0-29 W. 60 feet to an iron pin on the rear line of Lots No.
180 and at the joint rear corners of 178 and 150; thence along the common line of Lots Nos.
150 and 178, 180 and 179, S. 89-31 E. 125.8 feet to an iron pin on the northwest side
of East Pine Lake Circle, the point of beginning.

This deed is subject to any restrictions, easements and/or rights-of-way that may
appear of record and/or on the recorded plat and/or on the premises.

This being the same property conveyed to the mortgagors herein by deed of Housing
Services Corporation, and recorded in the RMC Office for Greenville County, on 2-6-78
in Deed Book 1073, and page 305. Subsequently this property was conveyed to Juliette
Segars by Harold Segars, he deeded his half interest in the property on 06-06-83,
in Deed Book 1189, at page 731.

This is a second mortgage and is junior in lien to that mortgage executed by Harold
Segars and Juliette Segars, in favor of Housing Services Corp., which mortgage is
recorded in the RMC Office for Greenville County, in Book 1422, and page 691. This
mortgage was subsequently assigned to Oxford Finance Companies, Inc. and recorded
in Deed Book 1481 and page 521.

which has the address of Pine Lake Circle Conestee,
(Street) (City)
SC 29636 (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.

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