

FILED  
GREENVILLE S. C.  
MAY 22 3 58 PM '84

# COMMERCIAL MORTGAGE

VOL 1683 PAGE 946

THIS MORTGAGE is made this 22nd day of May,  
19 84, between the Mortgagor, C. Furman Whilden

, (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").

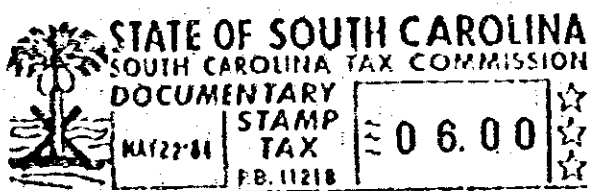
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifteen Thousand and NO/100 (\$15,000.00) Dollars, which indebtedness is evidenced by Borrower's note/agreement dated May 22, 1984, (herein "Note"), said principal sum being payable as set forth in said note with interest at the rate set forth therein, with the balance of the indebtedness, if not sooner paid, due and payable on May 22, 1987, subject to future advances or renewals.

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 situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as 0.27 acres, known as Tax Map No. P11-2-7, and being further described as follows:

BEGINNING at an iron pin at the northeastern corner of the intersection of Rutherford Road (Old Camp Road) and Hillrose Drive and running thence N 22-59 E, 101.8 feet to an iron pin; thence S 60-18 E, 120.20 feet to an iron pin; thence S 28-32 W, 100.50 feet to an iron pin; thence N 60-18 W, 110.40 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagor by deed of Lillie C. Whilden recorded in Deed Book 1155 at Page 779 on September 25, 1981 in the RMC Office for Greenville County.



which has the address of 1312 Rutherford Road Greenville,  
(Street) (City)

South Carolina 29609 (herein "Property Address");  
(State and Zip Code)

CHECK IF APPLICABLE: This is a second mortgage and is subject to the lien of a first mortgage executed by \_\_\_\_\_ to \_\_\_\_\_ of record in Mortgage Book \_\_\_\_\_ Page \_\_\_\_\_, in the Register's Office for \_\_\_\_\_ County, South Carolina.

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, including furniture, furnishings and equipment 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.

0946

1328-102