

GREENVILLE
MAY 23 1984

MORTGAGE

THIS MORTGAGE is made this 18 day of May, 1984, between the Mortgagor, JOSEPH E. EGAN and MARY JANICE EGAN, (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").

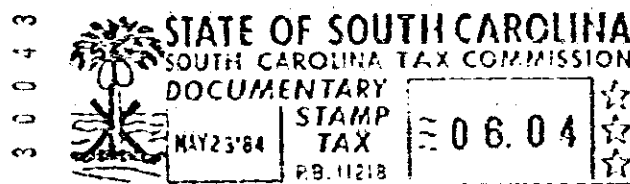
WHEREAS, Borrower is indebted to Lender in the principal sum of ~~FIFTEEN THOUSAND, EIGHTY-FIVE DOLLARS & 04/100~~ Dollars, which indebtedness is evidenced by Borrower's note dated May 18, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 30, 1994

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 on the eastern side of Seven Oaks Drive, near the City of Greenville, in Greenville County, South Carolina, being shown and designated as Lot No. 87 on a final plat of Section No. One of Chanticleer made by R. K. Campbell, Surveyor, dated September 29, 1962, and recorded in the RMC Office for Greenville County in Plat Book YY at Page 97, and having such metes and bounds as shown thereon.

This being the same property conveyed to the Mortgagors herein by deed of Louis L. Crawley and Anne D. Crawley recorded December 1, 1983, in the RMC Office for Greenville County in Deed Book 1201 at Page 575.

This is a second mortgage junior in lien to that mortgage in favor of The Palmetto Bank recorded March 13, 1984, in the RMC Office for Greenville County in Mortgage Book 1651 at Page 893, securing \$92,500.00, said mortgage being assigned to Stockton, Whatley, Davin & Co. by Assignment recorded March 13, 1984, in the RMC Office for Greenville County in Mortgage Book 1651 at Page 899.



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which has the address of 224 Seven Oaks Drive, Greenville, South Carolina 29605 (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 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.