

MORTGAGE

THIS MORTGAGE is made this 31st day of May, 1984, between the Mortgagor, Grover D. Humphries and Linda P. Humphries, (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 thirteen thousand six hundred nine and 48/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 31, 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 June 30, 1989;

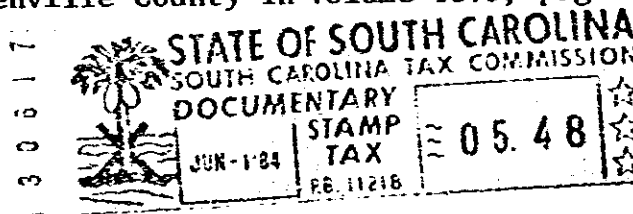
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 on the northern side of Greenleaf Lane at the said Greenleaf Lane and Lake El-Je-Ma Drive known and designated as Lot Number 9, Section II, Belle Terre Acres According to that certain plat prepared by Piedmont Engineers and Architects dated June 5, 1969 and recorded in Plat Book 4F at page 9 and having according to said plat the following metes and bounds.

BEGINNING at an iron pin at the joint front corner of Lots 9 and 8 which pin is on the northern side of the right-of-way for Greenleaf Lane and running thence with the joint sideline of Lots 9 and 8, N 5-36 E, 319.36 feet to an iron pin and the joint rear corner of Lots 9 and 8; thence S 85-25 E, 75 feet along the rear line of Lot 9; thence S 85-19 E, 219.7 feet along the rear line of Lot 9 to an iron pin on the right-of-way for Lake El-Je-Ma Drive; S 4-40 W, 295 feet to an iron pin; thence with the right-of-way for Greenleaf Lane N 85-17 W, 275 feet to the point of beginning which lot contains approximately 2.18 acres.

DERIVATION: This is the same property conveyed by R. Alvin Hawkins to Grover D. Humphries and Linda P. Humphries recorded in the R.M.C. Office for Greenville County in volume 1170, page 584, dated July 23, 1982.

This is a second mortgage and is junior on lien only to that mortgage executed by Grover D. Humphries and Linda P. Humphries to First Federal of S.C., which is recorded in the R.M.C. Office for Greenville County in volume 1575, page 940, dated July 23, 1982.



which has the address of Route 6, Box 529, Greenleaf Lane, Piedmont, South Carolina 29673 (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.

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