

FILED
GREENVILLE, S.C.

loan # 03-327238-3

JUN 6 2 50 PM '84

MORTGAGE

R.H.C.
THIS MORTGAGE is made this 15th day of May,
1984, between the Mortgagor, Allen Terrell, Jr.
(herein "Borrower"), and the Mortgagee, First Federal
Savings and Loan Association, 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 twenty thousand & eighty-nine
& 04/100ths (\$20,089.04) Dollars, which indebtedness is evidenced by Borrower's
note dated 05-15-84, (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on
May 31, 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, with all improvements thereon or hereafter
to be constructed thereon, situate, lying and being in the State of South Carolina,
County of Greenville, on the Northwestern side of Bethel Road in Austin Township, and
being known and designated as Lot No. 3 on a plat of S. I. Ranchettes, Section 1, made
by Dalton & Neves, Engineers, dated April, 1965, and recorded in the RMC Office for
Greenville County, South Carolina, in Plat Book "JJJ," at Page 31, and having, according
to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Bethel Road at the joint front
corner of Lots Nos. 2 and 3, and running thence along the common line of said lots,
N. 55-14 W. 448.9 ft. to an iron pin; thence S. 31-20 W. 240 ft. to an iron pin at the
joint rear corners of Lots Nos. 3 and 4; thence along the common line of said lots,
S. 53-57 E. 448.1 ft. to an iron pin on Bethel Road; thence along the northwestern side
of Bethel Road, N. 31-40 E. 250 ft. to an iron pin, the beginning corner.

This being the same property conveyed to the mortgagors herein by deed of Piedmont
Holdings, Inc., and recorded in the RMC Office for Greenville County, on 10-02-72,
in Deed Book 956, and page 605. Subsequently, Patsy P. Michelson (formerly Patsy P.
Terrell) deeded her one half (1/2) interest in the property to Allen Terrell, Jr.,
recorded 10-14-80, in Deed Book 1135, and page 440.

This is a second mortgage and is junior in lien to that mortgage executed by
Allen Terrell, Jr. and Pat P. Terrell, in favor of First Federal Savings and Loan of
SC, which mortgage is recorded in the RMC Office for Greenville County, in Book 1264,
and page 364.

which has the address of Rt 1 Bethel Road Simpsonville,
(Street) (City)
SC 29681 (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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