

First Federal Savings & Loan Association
Greenville, South Carolina 29603
GREENVILLE, S.C.
JUN 6 3 55 PM '84
ANNERSLEY

MORTGAGE

01-332845-9

THIS MORTGAGE is made this 4th day of June, 1984, between the Mortgagor, Kenneth D. Patrick

, (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").

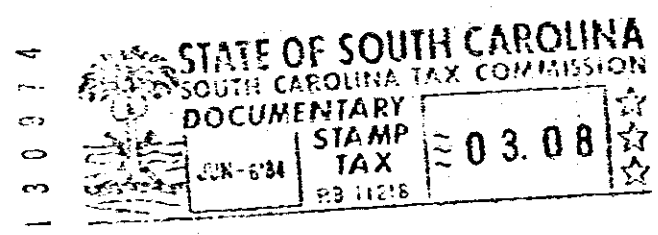
(\$7,655.02)

WHEREAS, Borrower is indebted to Lender in the principal sum of Seven Thousand Six Hundred Fifty Five Dollars and 02/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 4, 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 31, 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 in Greenville County, South Carolina being lot #44 of Shannon Forest and according to a more recent survey made by Freeland & Associates recorded in Plat Book 10G at Page 63, having the following metes and bounds, to-wit:

BEGINNING at an in in the center of Dublin Road which point is 1172 feet more or less from Shannon Lake Circle and running thence S. 27-52 E. 360.88 feet to in: thence S. 45-32 W. 151.87 feet to in; thence N. 24.07 W. 373.23 feet to nail in the center of Dublin Road; thence with center of Dublin Road N. 45.53 E. 105.70 feet and N. 52.46 E. 19.99 feet to the point of beginning.



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This being the same property conveyed to the mortgagor by deed Louis A. Garlington and Evelyn B. Garlington and Alma C. Garlington and recorded in the RMC Office for Greenville County on January 11, 1984 in Deed Book 1204 at Page 254. This is a second mortgage and junior in lien to that mortgage executed by Louis A. Garlington and Evelyn B. Garlington and recorded in the RMC Office for Greenville County on January 11, 1984 in Mortgage Book 1643 at Page 609.

which has the address of Dublin Road Shannon Forest Greenville, South Carolina (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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