

P. O. Box 408
Greenville SC 29602

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GREENVILLE, S.C.
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MORTGAGE

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THIS MORTGAGE is made this 6th day of June, 1984, between the Mortgagor, J. Frances Wellborn, (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 Fifteen thousand eight hundred fifty and twenty cents (15,850.20) Dollars, which indebtedness is evidenced by Borrower's note dated 06-06-84, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 06-30-94.....;

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:

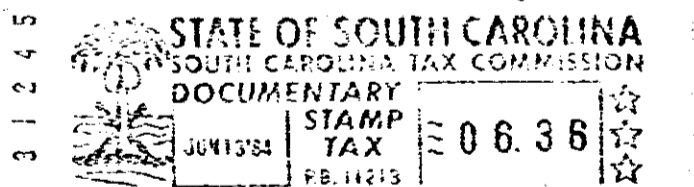
All that piece parcel or lot of land, together with all buildings and improvements thereon situate, lying and being on the northwestern side of Ecole Drive in Greenville County, South Carolina, being shown and designated as Lot No. 7 on a plat of Ecole Acres made by Campbell & Clarkson, Surveyors, Inc., dated October 9, 1972, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-R at page 47-A, reference to which is hereby craved for the metes and bounds thereof.

Beginning at an iron pin on the northwestern side of Ecole Drive at the joint front corners of Lots Nos. 6 and 7 and running thence along the common line of said lots N. 52-45 W. 250.2 feet to a point; thence S. 50-58 W. 40 feet to a point at the joint rear corners of Lots Nos. 7 and 8; thence along the common lines of said lots, S. 22-37 E. 245.5 feet to an iron pin on Ecole Drive; thence with the curve of the northwestern side of Ecole Drive, the following chord courses and distances to-wit; N.63-40 E. 40.5 feet to a point, N. 56-38 E. 70 feet to a point, and N. 43-07 W. 60 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Barbara Ann Westray, and recorded in the RMC Office for Greenville County on 05-26-77, in Deed Book 1057, and page 315.

This is a second mortgage and is junior in lien to that mortgage executed by Barbara Ann Westray, in favor of First Federal Savings and Loan of South Carolina, which mortgage is recorded in the RMC Office for Greenville County in Book 1321, and page 785.

This mortgage was assumed by J. Frances Wellborn as witnessed by the assumption agreement dated 05-23-77.



which has the address of #10 Laura Lane Greenville, (Street) (City) SC 29605 (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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