

MORTGAGEE'S MAILING ADDRESS:
P.O. Box 408
Greenville, SC 29602

FILED
GREENVILLE, S.C.
JUN 13 2 50 PM '84
SHERLEY

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MORTGAGE

THIS MORTGAGE is made this 12th day of June, 1984, between the Mortgagor, Shirley Karen Julian, (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").

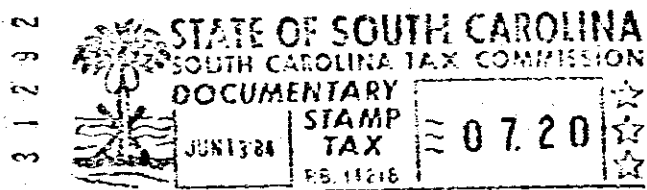
WHEREAS, Borrower is indebted to Lender in the principal sum of Eighteen Thousand and 00/100 (\$18,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 12, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 30, 1999;

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 in Greenville County, State of South Carolina, O'Neal Township, located in the Washington Church Community, on the Southern side of Ponder Road and being shown on plat made for Lee O. and Eva H. Boykin by Piedmont Engineers, dated November 1, 1976 and having the following metes and bounds, to-wit:

BEGINNING in center of said road at corner of lot formerly of Johnson, pin located 574.56 feet west from S. C. Highway No. 23-172 and running thence S. 11-02 W. 25.31 feet to pin on the south side of road; thence on the same course along land formerly of Johnson for a total distance of 856.64 feet to old pin; thence with land now or formerly owned by Turner N. 81-06 W. 125 feet to old pin; thence N. 30-21 W. 40 feet to corner of land now or formerly owned by Watkins; thence with land now or formerly owned by Watkins N. 11-06 E. 831.1 feet to center of Ponder Road; thence with Ponder Road S. 79-02 E. 150.35 feet to the beginning corner and containing 2.97 acres, more or less.

This is the same property conveyed to the Mortgagor herein by Deed of Charlotte Ann Turner Lunny, dated June 12, 1984 and recorded simultaneous herewith.



which has the address of Route 2, Ponder Road, Greer, (City)
SC 29651 (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 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.

RECORDED

1328-172