

FILED
GREENVILLE S.C.
JUN 13 4 10 PM '84
DONNIE W. WERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 15th day of June, 1984, between the Mortgagor, Jerry Carne d/b/a Carne Construction Company, (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 Thirty-Seven Thousand One Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 15, 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 15, 1985

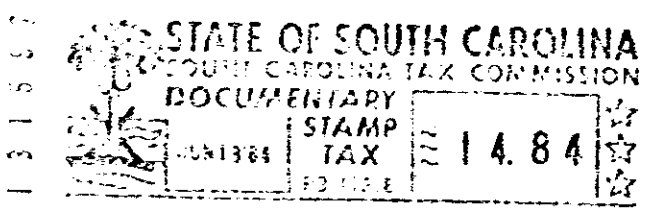
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 in the County of Greenville, State of South Carolina, designated as Lot Number 54 as shown on plat of Newland Subdivision, recorded in the RMC Office for Greenville County, S.C., in Plat Book C at Page 199, reference to which is hereby made for a more complete description.

THIS being the same property conveyed to the mortgagor herein by deed of Virginia B. Johnson as recorded in Deed Book 1183 at Page 852, in the RMC Office for Greenville County, S.C., on March 7, 1983.

ALSO: All that piece, parcel or lot of land, lying and being situate in the County of Greenville, State of South Carolina, being shown and designated as Pt. Lot 53, on survey entitled "Property of Jerome P. Carne and Jonathan W. Brush", prepared by James R. Freeland, R.L.S., dated May 25, 1984, and recorded in Plat Book 10-5 at Page 16, in the RMC Office for Greenville County, S.C., reference to which is hereby made for a more complete description.

THIS being the same property conveyed to the mortgagor herein by deed of Jonathan W. Brush as recorded in the RMC Office for Greenville County, S.C. herewith.



which has the address of Lot 54 and Part Lot 53, Burgess Street, Greenville, S.C. 29611 (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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