

GREENVILLE
JUN 20 1 35 PM '84

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MORTGAGE 03-327272-1

THIS MORTGAGE is made this 14th day of June, 1984, between the Mortgagor, James A. Mulkey, (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 TEN THOUSAND NINE HUNDRED TEN AND 07/100 (\$10,910.07) Dollars, which indebtedness is evidenced by Borrower's note dated June 14, 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, 1994;

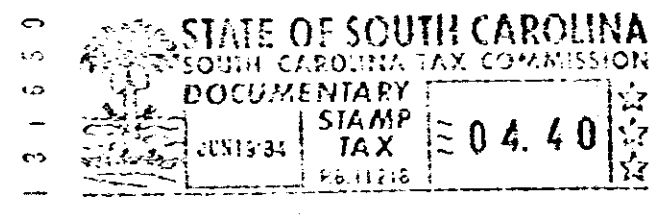
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 situate, lying and being in Greenville County, Stat of South Carolina, in the Town of Mauldin, being known as property of Lewis J. McKinney as shown by plat thereof recorded in the RMC Office for Greenville County in Plat Book III at Page 49, and to a more recent plat entitled, "Property of James A. Mulkey and Barbara L. Mulkey", dated April 25, 1973, prepared by Carolina Engineering and Surveying Co.

According to said plat, this lots fronts 69.6 feet on the southeaster side of Sunrise Drive with a depth of 282.8 feet on one side, a depth of 38.13 feet and 247.3 feet on the other side and being 50 feet across the rear.

This being the same property conveyed to James and Barbara L. Mulkey by deed of Lewis J. McKinney recorded in the RMC Office for Greenville County in Book 974, page 292 on May 10, 1973 and also the same property (one-half undivided interest) to Mortgagor herein by deed of Barbara L. Mulkey to be recorded of even date herewith.

This mortgage is second and junior in lien to that certain mortgage to Wachovia Mortgage Company, recorded in Book 1277, page 61 in the original amount of \$14,450.00 on May 10, 1973 and assigned to Government National Mortgage Company recorded in Book 1287, Page 732 on August 13, 1973 and then assigned to Collateral Investment Company in Book 1301 page 573 on February 11, 1974.



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which has the address of 104 Sunrise Drive Mauldin, S.C. 29662 (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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