

JUL 9 10 55 AM '84 MORTGAGE
DONNIE W. TRENSLEY
R.M.C.

THIS MORTGAGE is made this 2nd day of July, 1984, between the Mortgagor, Olin D. Conner, (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 Seven Thousand Two Hundred and 00/100 (\$7,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 2, 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 July 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 the State and County aforesaid, O'Neal Township, near Berry's Mill, lying on the eastern side of the Durham Road, and being a part of the same land conveyed to John D. Conners and Irene F. Conners by deed from Sam K. Nix September 28th 1970, recorded in the office of the RMC for Greenville County in Deed Book 899 at Page 328, and having the following courses and distances, to-wit:

BEGINNING on an old nail and cap in the center of the said Durham Road, and runs thence S. 86-49 E. 18 feet to an old iron pin on the bank of the road, then continuing with the same course for a total distance of 191.9 feet to an old iron pin; thence N. 14-07 W. 276 feet to an iron pin on old line; thence with a new line, S. 58-44 W. 240.5 feet to a nail and cap in the center of the Durham Road (iron pin back on line at 18 feet); thence with the center of the said road, N. 31-21 E. 185 feet to the beginning corner, containing one and one-hundredth (1.01) acres, more or less.

This is the same property conveyed to the Mortgagor herein by deed of John D. Conners and Irene F. Conners, dated July 3, 1971 and recorded in the RMC Office for Greenville County in Deed Book 922 at Page 425 on August 11, 1971 and by Deed of Betty J. Conner (one in the same as Bettie May Conners) dated July 2, 1984 and recorded simultaneous herewith.

This Mortgage is junior and subordinate to that certain Mortgage given to First Federal Savings and Loan Association dated August 10, 1971 and recorded in the RMC Office for Greenville County in Mortgage Book 1202 at Page 115 in the original amount of \$13,050.00.

which has the address of Route 3, Durham Road Greer (City), SC 29651 (State and Zip Code) (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 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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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY TAX STAMP
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5-1328-25