

P.O. Box 408
Greenville, SC 29

MORTGAGE

THIS MORTGAGE is made this 9th day of July, 1984, between the Mortgagor, Dean H. and Violet J. Davis

, (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 \$14,220.52 (FOURTEEN THOUSAND TWO HUNDRED TWENTY AND 52/100----- Dollars, which indebtedness is evidenced by Borrower's note dated _____, (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 31, 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, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, and being shown on Lot No. 66 on a plat of Oakwood Acres, Section 3, dated April 4, 1963, prepared by Piedmont Engineering Service, recorded in the RMC Office for Greenville County in Plat Book EEE, at Page 73, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Live Oak Court, joint corner of Lots 66 and 67 and running thence with the joint line of said lots, S. 26-10 E. 153 feet to an iron pin, rear of Lot 66; thence S. 83-42 W. 57.0 feet to an iron pin joint rear corner of Lots 65 and 66; thence with the joint line of said lots, N. 23-45 W. 203.1 feet to an iron pin on the southeastern side of Live Oak Court; thence with said Court, N. 28-35 E. 66.6 feet and N. 63-35 E. 62.0 feet to an iron pin, joint front corner of Lots 66 and 67, the point of beginning.

LESS, HOWEVER; ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, as is more fully shown on a plat entitled "Revision of Lots 65 and 66 Oakwood Acres", prepared by Jones Engineering Services, dated March 1969 and recorded in the RMC Office for Greenville County in Plat Book 555 at page 187, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the original joint rear line of Lots 65 and 66 and running thence N. 23-45 W. 115 feet to an iron pin; running thence S. 56-07 E. 59.3 feet to an iron pin; running thence 44-37 E. 78 feet to an iron pin; running thence S. 7-16 W. 10 feet to an iron pin; running thence S. 83-42 W. 57 feet to the points of beginning.

ALSO CONVEYED HEREIN: ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, as is more fully shown on a plat entitled "Revision of lots 65 and 66 Oakwood Acres" prepared by Jones Engineering Services, dated March 1969 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Live Oak Court and running thence S. 23-45 E. 88.1 feet to an iron pin; thence N. 56-07 W. 90.7 feet to an iron pin on the southern side of Live Oak Court; thence with the curvature of Live Oak Court, the Chord of which is N. 52-43 E. 50 feet to the point of beginning.

CONTINUED ON ATTACHED PAGE:

which has the address of 103 Live Oak Court Taylors, S.C. 29687 (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.