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CLERK

**MORTGAGE**

Loan #03-3340677

THIS MORTGAGE is made this 18th day of July,  
1984 between the Mortgagor, Robert Edward Persson, Jr.

, (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 Eight Thousand eighty one and forty three cents (8,081.43) Dollars, which indebtedness is evidenced by Borrower's note dated 07-18-84, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 07-31-1994.....;

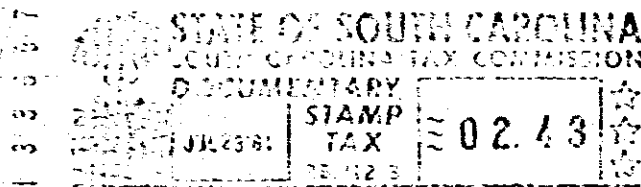
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the west side of Gwinn Drive just off East Georgia Road and known as Lot No. 3 Gwinn Drive and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Gwinn Drive; the joint corner of Lot No. 2 and running thence with the line of said lot S. 76-22 W. 208.2 feet to an iron pin; thence N. 16-23 W. 105 feet to an iron pin; thence N. 76-22 E. 210 feet to an iron pin on Gwinn Drive; thence with Gwinn Drive S. 16-28 E. 105 feet to the point of beginning.

Being the same property conveyed to mortgagors by deed of Mary N. Shaver, dated August 12, 1975 and recorded in the R.M.C. Office for Greenville County on August 12, 1975 in Deed Book 1022 at Page 586.

This mortgage is junior in lien to that mortgage given to Cameron-Brown Company by Jerry R. Pearson and Shirley N. Pearson, dated May 27, 1967 and recorded in the R.M.C. Office for Greenville County on May 29, 1967 in Book 1058 at Page 641.



which has the address of Gwinn Drive, Simpsonville,  
(Street) (City)  
South Carolina (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 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.

REC-56

328-8234