

First Federal Savings & Loan Association  
301 College Street  
PO Box 408  
Greenville, South Carolina

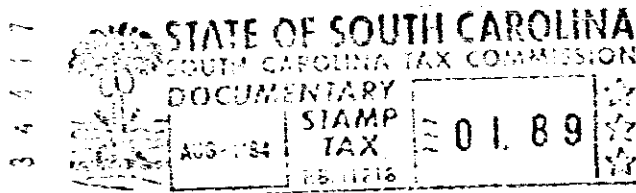
# MORTGAGE

Loan # 29-327609-6

GREENVILLE, S.C.  
THIS MORTGAGE is made this 6th day of July  
19 84, between the Mortgagor, William Franklin Grubb, III & Price W. Grubb  
(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 P. O. Box 408, 301 College St., Greenville, South Carolina 29602 (herein "Lender").

WHEREAS Borrower has entered into a Note/Agreement (herein "Note") with Lender dated July 6th, 1984  
under which the Lender agrees to lend to the Borrower up to a total amount outstanding at any point in time of six thousand  
three hundred & 00/100ths \$6300.00 Dollars which indebtedness is payable in monthly install-  
ments of principal and interest as provided in the Note.

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 of  
South Carolina, County of Greenville, being shown and designated as a part of Lot 11  
of BROOKFIELD WEST, SECTION I, recorded in the R.M.C. Office for Greenville County,  
South Carolina, in Plat Book 7-C, at page 19, and being more particularly described on  
plat of Property of William E. Smith, Ltd. recorded in the R.M.C. Office for Greenville  
County, South Carolina, in Plat Book 8-L, at page 43, reference to the latter plat  
being made for a more complete description by metes and bounds.  
This being the same property conveyed to the mortgagors herein by deed of William E.  
Smith, Ltd., and recorded in the RMC Office for Greenville County, on June 25, 1981,  
in Deed Book 1150, and page 562.  
This is a second mortgage and is junior in lien to that mortgage executed by William  
Franklin Grubb, III and Price W. Grubb, in favor of First Federal Savings and Loan of  
South Carolina, which mortgage is recorded in the R.M.C. Office for Greenville County,  
in Book 1620, and page 115.



which has the address of 41 Cobblestone Road Greenville, S.C. 29615  
[Street]

South Carolina \_\_\_\_\_ (herein "Property Address"):  
[Zip Code]

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improve-  
ments and/or fixtures now or hereafter erected on the property, and all easements, rights, appurtenances and rents, all of  
which 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 hereinafter 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, and that the Property is unencumbered, except for such encumbrances, declarations, easements or  
restrictions of record identified herein or otherwise expressly acknowledged by Lender. Borrower covenants that Borrower  
warrants and will defend generally the title to the Property against all claims and demands, subject to the aforesaid  
encumbrances of record.

Borrower and Lender covenant and agree as follows:

- 1. Payment of Principal and Interest.** Borrower shall promptly pay when due the principal and interest indebtedness  
evidenced by the Note and other charges as provided in the Note and this Mortgage.
- 2. Application of Payments.** Unless applicable law provides otherwise, all payments received by Lender shall be  
applied by Lender first to late charges due, then to interest payable on the Note, and then to the principal of the Note.
- 3. Prior Mortgages; Charges; Liens.** Borrower shall perform all of Borrower's obligations under any Mortgage or other  
security agreement with a lien which has priority over this Mortgage, including Borrower's covenants to make payments  
when due. Borrower shall pay or cause to be paid all taxes, assessments and other charges, fines and impositions attributable  
to the Property which may attain a priority over this Mortgage, and leasehold payments or ground rents, if any.
- 4. Hazard Insurance.** Borrower shall keep the improvements now existing or hereafter erected on the Property insured  
against loss by fire, hazards including within the term "extended coverage", and such other hazards as Lender may require  
and in such amounts and for such periods as Lender may require.

The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Lender; provided,  
that such approval shall not be unreasonably withheld. All insurance policies and renewals thereof shall be in a form  
acceptable to Lender and shall include a standard mortgage clause in favor of and in a form acceptable to Lender. Lender  
shall have the right to hold the policies and renewals thereof, subject to the terms of any mortgage or other security  
agreement with a lien which has priority over this Mortgage.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of  
loss if not made promptly by Borrower.

If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date notice  
is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized  
to collect and apply the insurance proceeds at Lender's option either to restoration or repair of the Property or to the sums  
secured by this Mortgage.

