

**MORTGAGE**

01-335773-9

THIS MORTGAGE is made this 27th day of July, 1984, between the Mortgagor, William J. Rosamond and Pauline V. Rosamond, (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 Six Thousand Seven Hundred Sixteen Dollars and 75/100--(\$6,716.75) Dollars, which indebtedness is evidenced by Borrower's note dated July 27, 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 August 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 lot of land in the State of South Carolina, County of Greenville, lying at the Southeastern corner of Vicklyn Court and Sunny View Drive being designated as Lot 20 on a revised plat of Stauton Heights Subdivision prepared by Hugh J. Martin, R.L.S., dated April 16, 1971, recorded in the R.M.C. Office for Greenville County in plat Book 4-N, at Page 38, and having, according to this plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Vicklyn Court at the joint front corner of Lots 19 and 20 and running thence with the common line of Lots 19 and 20, S. 44-40 E. 132.80 feet to an iron pin at the joint rear corner of Lots 20 and 21; thence with the common line of Lots 20 and 21, S. 44-02 W. 193.60 feet to an iron pin on the northwest side of Sunny View Drive; thence along the northeast side of Sunny View Drive, N. 52-09 W. 7.5 feet to an iron pin; thence continuing N. 24-04 W. 100 feet to an iron pin; thence continuing N. 10-02 W. 79 feet to an iron pin on the southeast side of the Intersection of Vicklyn Court and Sunny View Drive; thence continuing around the curve of Vicklyn Court and Sunny View Drive, the chord of which is N. 34-13 E. 29.6 feet to an iron pin on the southern side of Vicklyn Court; thence along the southern side of Vicklyn Court, N. 69-46 E. 80 feet to an iron pin; thence continuing N. 52-16 E. 11 feet to the point of beginning.

Being the same property conveyed to mortgagors by deed of Carper Properties, Inc., dated July 2, 1975 and recorded in the R.M.C. Office for Greenville County on July 2, 1975 in Deed Book 1020 at Page 727.

This mortgage is junior in lien to the mortgage of William J. Rosamond and Pauline V. Rosamond given in favor of First Federal Savings and Loan Association of South Carolina, dated July 2, 1975, and recorded in the R.M.C. Office for Greenville County on July 2, 1975 in Book 1343 at Page 164.

which has the address of Vicklyn Court Greenville,  
(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.

2328-1V-21