

# MORTGAGE

THIS MORTGAGE is made this 30th day of July, 1984, between the Mortgagor, Donald J. Shabkie & Susan W. Shabkie, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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 twelve thousand three hundred & 00/100ths (\$12,300.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 30, 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 31, 1994.....;

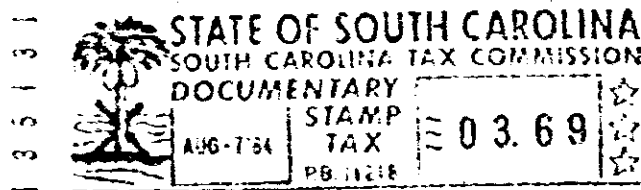
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 parcel, piece, or lot of land with the buildings and improvements thereon, situate, lying and being near the City of Greenville in Greenville Township, Greenville County, South Carolina, being known as a portion of Lots 144 and 145 on plat of Overbrook Land Company and having, according to a new plat, which is recorded in the RMC Office for Greenville County, S.C. in Plat Book 6-L at Page 75, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Jedwood Drive, which iron pin is 263 feet from the intersection of Jedwood Drive and Woodhill Avenue, and running thence S. 84-01 W. 140 feet to an iron pin; thence N. 43-16 W. 7.1 feet to an iron pin; thence N. 11-12 W. 70.6 feet to an iron pin; thence N. 83-15 E. 150.1 feet to an iron pin; thence S. 6-28 E. 78 feet to the point of beginning.

THIS being the same property conveyed to the mortgagors herein by deed of Arthur Lockwood Jr., and recorded in the RMC Office for Greenville County on January 30, 1978, in Deed Book 1072, and page 779.

THIS is a second mortgage and is junior in lien to that mortgage executed by Donald J. Shabkie and Susan W. Shabkie, in favor of Panstone Mortgage Service Inc., which mortgage is recorded in the RMC Office for Greenville County, in Book 1422, and Page 102. This mortgage was subsequently assigned to Home Mortgage Investment Corporation and is recorded in Book 1423, Page 480; then assigned to Pennamco Inc. and recorded in Book 1423, Page 481; then assigned to Manufacturers Hanover Mortgage Corporation and recorded in Book 1551, Page 688.



which has the address of 12 Jedwood Drive Greenville,  
(Street) (City)  
S.C. 29607 (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 seized 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.