

MORTGAGE

THIS MORTGAGE is made this 20 day of August, 1984, between the Mortgagor, Frank J. Haddon, 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 Five Thousand eighty and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 20, 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 30, 1989.....;

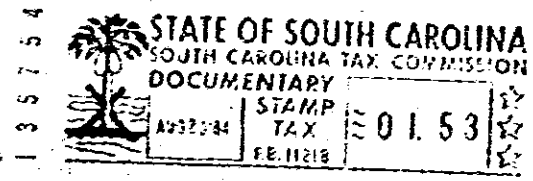
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 situate on the Southwest side of Windemere Drive near the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 32 on Map No. 2 of Cherokee Forest, made by Dalton and Neves, Engineers, October 1956, recorded in the RMC Office for Greenville County, South Carolina in Plat Book "EE", pages 190 and 191 and having according to said plat the following metes and bounds to wit:

BEGINNING at an iron pin on the Southwest side of Windemere Drive at joint front corner of Lots 31 and 32 and running thence along the line of Lot 31 S. 56-30 W., 189 feet to an iron pin; thence S. 41-30 E., 101 feet to an iron pin; thence along the line of Lot 33 N. 96-30 E, 175 feet to an iron pin on the Southwest side of Windemere Drive; thence along Windemere Drive N. 33-30 W, 100 feet to the beginning corner

Being the same property conveyed to Mortgagors by deed of Louise John Leskosky and Nancy S. Leskosky, dated July 24, 1962 and recorded in the RMC Office for Greenville County on July 25, 1962, in Deed Book 703 at Page 49.

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which has the address of Windemere Drive Greenville, (City) South Carolina (State and Zip Code) (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.

REC-328-10-23