

MORTGAGE

01-335778-9

THIS MORTGAGE is made this 8th day of August, 1984, between the Mortgagor, Brian W. Abel and Tanya L. Abel, (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 Four Thousand Eighty Dollars and 23/100--(4,080.23) Dollars, which indebtedness is evidenced by Borrower's note dated August 8, 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, 1989.....;

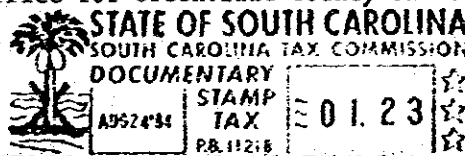
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 certain piece, parcel or lot of land, situate, lying and being in the state of South Carolina, county of Greenville, being known and designated as Lot No. 38 on a plat of WESTWOOD SOUTH SECTION No. 2, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7C at Page 66, and having according to a more recent survey thereof entitled Property of Brian W. Abel and Tanya L. Abel made by Robert B. Bruce, RLS, dated October 6, 1983, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the southern side of Pinonwood Drive at the joint front corner of Lots Nos. 39 and 38 and running thence with the southern side of Pinonwood Drive S. 68-55 E. 85.0 feet to an old iron pin at the joint front corner of Lots Nos. 38 and 39; thence with the joint line of Lots Nos. 37 and 38 S. 21-39 W. 143.5 feet to an old iron pin at the joint rear corner of Lots Nos. 38, 37, and 57; thence with the joint line of Lots Nos. 38 and 57 N. 68-33 W. 43.25 feet to an old iron pin at the intersection of Lots Nos. 56 and 37; thence with the line of Lots Nos. 38 and 56 N. 71-13 W. 42.0 feet to an old pin at the joint rear corner of Lots Nos. 38, 39 and 56; thence with the common line of Lots Nos. 38 and 39 N. 21-43 E. 144.8 feet to the point of beginning.

Being the same property conveyed to mortgagors by deed of Artistic Builders, Inc., dated October 10, 1983 and recorded in the RMC Office for Greenville County on October 11, 1983 in Deed Book 1198 at Page 199.

This mortgage is junior in lien to the mortgage of Brian W. Abel and Tanya L. Abel given in favor of Alliance Mortgage Company, dated October 10, 1983, and recorded in the RMC Office for Greenville County on October 11, 1983 in Book 1630 at Page 228.



which has the address of 320 Pinonwood Drive Greenville

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.