

10-328625-1

# MORTGAGE

THIS MORTGAGE is made this 24th day of August, 1984, between the Mortgagor, Sue Nell Looney and Edna G. Looney

, (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").

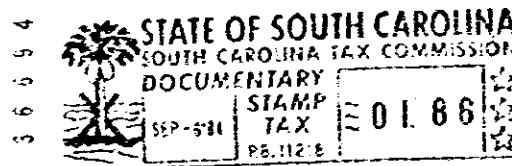
WHEREAS, Borrower is indebted to Lender in the principal sum of Six Thousand One Hundred Ninty Four & 58/100 (6,194.58) Dollars, which indebtedness is evidenced by Borrower's note dated August 24, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 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 piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on the north side of Seventh Street, in Section No. 4 of Judson Mills Village, near the City of Greenville, being known and designated as Lot No. 45, as shown on plat of Section No. 4 of Judson Mills Village, made by Dlaton & Neves, Engineers, January, 1941, which plat is recorded in the RMC Office for Greenville County, S. C. in Plat Book K, at pages 75 and 76, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northeast corner of the intersection of Seventh Street, and Neubert Avenue, and running thence with the North side of Seventh Street, N. 88-10 E., 54 feet to an iron pin on said Street, the joint front corner of Lots 44 and 45; thence with the line of Lot 44, N. 1-42 W., 122.5 feet to an iron pin; thence with the rear line of Lot 79, S. 88-10 W., 64 feet to an iron pin on the East side of Neubert Avenue; thence with the East side of Neubert Avenue, S. 1-42 E. 112.5 feet to an iron pin on said Avenue; thence continuing with the curve of Neubert Avenue, S. 46-46 E., 14 feet to the beginning corner.

This is the same property conveyed to Edna G. Looney by deed of Wanda G. Sims, dated April 11, 1983 and recorded in the RMC Office for Greenville County on April 14, 1983 in Deed Book 1186 at Page 399. Subsequently an undivided one-half interest in and to the above described property was conveyed to Sue Nell Looney by deed of Edna G. Looney, dated 9-6-84 and recorded in the RMC Office for Greenville County on 9-6-84 in Deed Book 1221 at Page 186.



which has the address of 31 Seventh St. Judson Mill, Greenville, SC 29611

(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 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.

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