

**MORTGAGE**

01-338787-7

THIS MORTGAGE is made this 31 day of August, 1984, between the Mortgagor, L. E. Trammell and Betty B. Trammell, (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-four dollars and 53/100 (5,084.53) Dollars, which indebtedness is evidenced by Borrower's note dated August 31, 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 Sept. 30, 1989

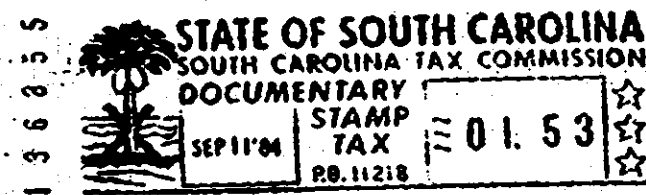
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 36B according to a plat of property of D. U. Mauldin prepared by C. C. Jones, Engineer, November 12, 1960 and recorded in the RMC Office for Greenville County in Plat Book WW at Page 13, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Longforest Drive at the joint corner of Lots 36 A and 36 B; thence along the joint line of said lots, S. 0-15 W. 415.6 feet to a point in a branch at the joint rear corner of said lots; thence along the branch as the property line, N. 85-46 W. 93 feet, more or less, to a point; thence N. 0-15 E. 409 feet to an iron pin on the southern side of said Longforest Drive; thence along the southern side of said Longforest Drive, S. 89-45 E. 93 feet to the point of beginning.

Being the same property conveyed to mortgagors by deed of Spann H. Aiken and Frances W. Aiken, dated September 25, 1963 and recorded in the RMC Office for Greenville County on October 1, 1963 in Deed Book 732 at Page 530.

This mortgage is junior in lien to the mortgage of L. E. and Betty B. Trammell given in favor of First Federal Savings and Loan Association of South Carolina, dated October 1, 1963, and recorded in the RMC Office for Greenville County on October 1, 1963 in Book 936 at Page 139.



which has the address of Longforest Drive Greenville,  
(Street) (City)  
South Carolina 29609 (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.

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