

SEP 17 3 23 PM '84

MORTGAGE

THIS MORTGAGE is made this 14th day of September, 1984, between the Mortgagor, Bennie G. Copeland and Sue T. Copeland, (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 Twenty Thousand One Hundred Sixty Dollars and 06/100 Dollars ---- Dollars, which indebtedness is evidenced by Borrower's note dated September 14, 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 September 30, 1994;

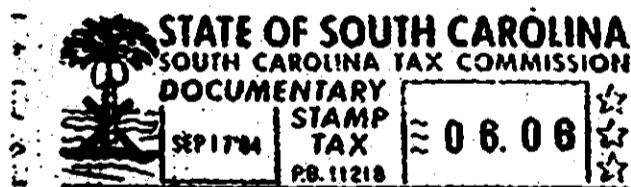
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 or lot of land in Chick Springs Township of Greenville County, State of South Carolina, located about three miles northwest of the City of Greer, lying on the west side of a new street about 400 feet from State Highway No. 415, being shown and designated as Lot No. 36 on Plat No. 3 of the property of P. O. Copeland Estate, prepared by H. S. Brockman, Surveyor, dated August 6, 1958, and having the following courses and distances:

BEGINNING on a stake on the western margin of a new street, joint front corner of Lots Nos. 35 and 36 on said plat, and runs thence with line of Lots Nos. 35 and 36 N. 72-10 W., 180.8 feet, to a stake on line of Dennis Copeland land; thence with line of that property S. 17-36 W., 100 feet, to a stake; thence with common line of Lots 36 and 37, S. 72-10 E., 180.4 feet, to a stake on the western margin of the new street; thence therewith N. 17-50 E., 100 feet, to the point of beginning.

DERIVATION: This being the same property conveyed to the mortgagor by deed of Louis J. Vaughn and recorded in the R.M.C. Office of Greenville County dated October 26, 1959 in Book 637 Page 217

THIS is a second mortgage and junior in lien to none.



which has the address of Rt. 8, Box 829 Greer, South Carolina 29651 (herein "Property Address");
(Street) (City) (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.