

SEP 19 10 09 AM '84
DONNELLS

MORTGAGE

THIS MORTGAGE is made this 11 day of September, 1984, between the Mortgagor, Charlie L. Hughes

, (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 two thousand, three hundred thirty-six and 22/100--(22,336.22)---Dollars, which indebtedness is evidenced by Borrower's note dated September 11, 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, 1994

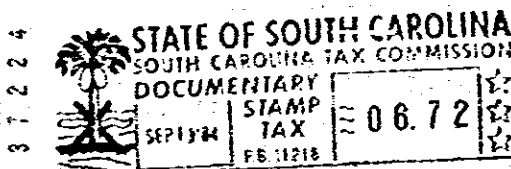
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 certain piece, parcel or lot of land situate, lying and being near the City of Greenville, County of Greenville, State of South Carolina, and being known and designated as Lot #17 of a subdivision known as Welcome Acres, as shown on a plat thereof prepared by Piedmont Engineering Service, dated July, 1963, recorded in the RMC Office for Greenville County in the Plat Book DDD, at Page 44, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Branif Lane, joint front corner lots #16 and #17, running thence along the line of these lots, S. 61-51 W. 160.0 feet to an iron pin; thence N. 30-18 W. 80.0 feet to an iron pin joint rear corner lots #16 and #17; thence N. 59-42 E. 135.0 feet to an iron pin at an intersection, which line is curved, the chord of which is S. 75-18 E. 35.4 feet to an iron pin on the southern side of Branif Lane; thence along the southern side of Branif Lane S. 30-18 E. 61.0 feet to an iron pin, point of beginning.

Being the same property conveyed to mortgagors by deed of Jack E. Shaw Builders, Inc., dated December 15, 1964 and recorded in the RMC Office for Greenville County on December 16, 1964, in Deed Book 763 at Page 425.

This mortgage is junior in lien to the mortgage of Charlie L. Hughes given in favor of First Federal Savings and Loan Association of South Carolina, dated December 15, 1964, and recorded in the RMC Office for Greenville County on December 16, 1964 in Book 981 at Page 267.



which has the address of Branif Lane Greenville, (City)

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 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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RECORDS

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