

GREENVILLE S.C.

OCT 2 11 43 AM '84

MORTGAGE

601-338830-4

R.M.C.
THIS MORTGAGE is made this 27th day of September,
1984, between the Mortgagor, Guy Jerome Marchbanks,
(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, five hundred
twenty and 02/100-(5,520.02)-----Dollars, which indebtedness is evidenced by Borrower's
note dated September 27, 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 October 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 piece, parcel or lot of land, with the buildings and improvements thereon,
situate, lying and being near the City of Greenville, in the County of Greenville,
State of South Carolina, being known and designated as Lot No. 11, Block A, Hughes
Heights, as per plat thereof, recorded in the RMC Office for Greenville County,
South Carolina, in Plat Book GG, at Page 123, and having, according to said plat,
the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of View Point Drive, at the joint
front corner of Lots 10 and 11, said iron pin being 123.7 feet in a northeasterly
direction from the intersection of View Point Drive and Crane Avenue; and running
thence N. 51-18 W. 116.4 feet to an iron pin in the center of a ten foot easement,
joint rear corner Lots 10 and 11; thence through the center of said ten foot ease-
ment N. 39-42 E. 100 feet to an iron pin, joint rear corner Lots 11 and 12; thence
S. 39-28 E. 145.2 feet to an iron pin on the northwesterly side of View Point Drive,
joint front corner Lots 11 and 12; thence along View Point Drive S. 59-56 W. 75
feet to an iron pin, the point of beginning.

Being the same property conveyed to mortgagors by deed of Earl A. Ard, dated
February 4, 1960 and recorded in the RMC Office for Greenville County on
June 22, 1960 in Deed Book 653 at Page 69.

This mortgage is junior in lien to the mortgage of Guy Jerome Marchbanks given in
favor of H. C. Bates, dated June 22, 1960 and recorded in the RMC Office for
Greenville County on July 22, 1960 in Book 828 at Page 94, which mortgage was
subsequently assigned by H. C. Bates to H. C. Bates, Mary T. Cannon and T. E. Johnson
on July 29, 1970 and recorded in the R.M.C. Office for Greenville County on July
30, 1979 in Book 1162 at Page 132.

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which has the address of Rainbow Drive Greenville,
(Street) (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 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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