

First Federal Savings and Loan Association of South Carolina  
301 College Street  
Greenville, South Carolina 29601

VOL 1684 PAGE 107

FILED  
GREENVILLE, S.C.

OCT 2 11 48 AM '84

# MORTGAGE

601-338831-2

THIS MORTGAGE is made this 20th day of September,  
1984, between the Mortgagor, J. E. Childs and Romola L. Childs,  
(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 Fifteen thousand, eighty-three  
and 53/100 (15,083.53) Dollars, which indebtedness is evidenced by Borrower's  
note dated September 20, 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 piece, parcel, or lot of land, with all improvements thereon, or  
hereafter to be constructed thereon, situate, lying and being in the State  
of South Carolina, County of Greenville, on the northwestern side of Wedgewood  
Drive in Chick Springs Township, and known and designated as Lot No. 3 on plat  
of Property of R. M. Gaffney and C. E. Robinson, Jr. prepared by Dalton & Neves,  
Engineers, dated July 1951 and recorded in the RMC Office for Greenville County  
in Plat Book "AA" at Page 133 plus the lot of land situate immediately east of  
the aforementioned lot and bounded on the east by a creek, said lots having the  
following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Wedgewood Drive, at the joint  
front corner of Lot No. 3 and a drive in the rear of Lot No. 2, which iron pin is  
195 feet in a northwesterly direction from the northeastern intersection of Broughton  
Drive and Wedgewood Drive, and running thence along said drive and joint line of  
Lot No. 1, N. 0-37 E. 150.6 feet to an iron pin, joint rear corner of Lots Nos. 1  
and 3; thence N. 67-08 E. 150 feet to the center of a creek; thence following the  
center of said creek as the line in a southerly direction 130 feet, more or less,  
to a point on the northwestern side of Wedgewood Drive; thence along the north-  
western side of Wedgewood Drive in a westerly direction 62 feet, more or less, to  
an iron pin on southwestern corner of Lot No. 3; thence continuing along said  
Drive, S. 61-04 W. 80 feet to the point of beginning.

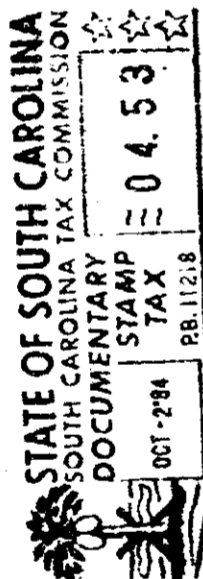
Being the same property conveyed to mortgagors by deed of Leland Homer Walker,  
dated September 6, 1955 and recorded in the RMC Office for Greenville County on  
September 7, 1955 in Deed Book 534 at Page 01.

This mortgage is junior in lien to the mortgage of J. E. Childs and Romola L.  
Childs given in favor of First Federal Savings and Loan Association of South  
Carolina, dated September 6, 1955, and recorded in the RMC Office for Greenville  
County on September 7, 1955 in Book 1062 at Page 325.

which has the address of Wedgewood 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.



1984

REC-107

4328-17-2