

CREATED BY S.C.
OCT 2 11 49 AM '84

MORTGAGE

03-334134-4

THIS MORTGAGE is made this 19th day of September, 1984, between the Mortgagor, James P. Buchanan and Deborah R. Buchanan, (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 \$10,082.03 (Ten thousand eighty two and 03/100-----) Dollars, which indebtedness is evidenced by Borrower's note dated September 19, 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 9-30-94.....;

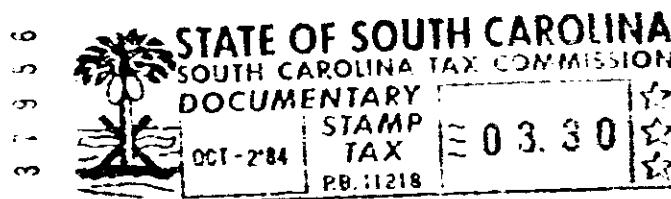
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 in the Town of Simpsonville, County of Greenville, State of South Carolina, being shown and designated as Lot No. 132 on plat of Section 11, Bellingham Subdivision, recorded in the RMC Office for Greenville County in Plat Book "4 N" at Page 79, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northerly side of Brookmere Road at the joint front corner of Lots Nos. 131 and 132 and running thence with the joint line of said Lots, N. 18-43 E. 150 feet to an iron pin; thence with the line of Lot No. 106 S. 71-17 E. 80 feet to an iron pin at the joint rear corner of Lots Nos. 132 and 133; thence with the joint line of said lots S. 18-43 W. 150 feet to an iron pin on the Northerly side of Brookmere Road; thence with the Northerly side of Brookmere Road N. 71-17 W. 80 feet to the point of beginning.

Being the same property conveyed to mortgagors by deed of Bellingham, Inc., dated November 13, 1974 and recorded in the RMC Office for Greenville County on November 14, 1974 in Deed Book 1010 at Page 294.

This mortgage is junior in lien to the mortgage of James P. Buchanan and Deborah R. Buchanan given in favor of First Federal Savings and Loan Association of South Carolina, dated November 13, 1974, and recorded in the RMC Office for Greenville County on November 14, 1974 in Book 1327 at Page 548.



100-284 261

which has the address of Brookmere Road Simpsonville,
(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.

9 11 84

4328-112