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GREENVILLE, S.C.

OCT 5 10 39 AM '84

DONNIE S. WALKERSLEY  
REC'D.

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## MORTGAGE

THIS MORTGAGE is made this 5th day of October, 1984, between the Mortgagor, W. Marshall Lindsay

, (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 Ten Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 5, 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 April 3, 1985.....;

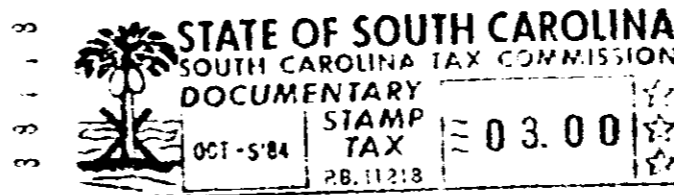
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 in the State of South Carolina, County of Greenville, City of Greer, on the North side of Snow Street, being known as all of Lot No. 18 and the Eastern 1/2 of Lot No. 19 as shown on a plat of property entitled CANNON PARK, recorded in Plat Book F, page 195, and having the following metes and bounds:

BEGINNING on a stake on the North side of Snow Street, joint front corner of Lots Nos. 17 and 18, and running thence with the common line of said lots, N. 22-00 E. 306-2 feet to a stake on alley; thence with the line of alley, N. 76-30 W. 85.5 feet to a point at center of rear line of Lot No. 19; thence line dividing Lot No. 19, S. 22-00 W. 300 feet, more or less, to a point or stake on the Northern edge of Snow Street; thence with the line of Snow Street, S. 68-00 E. 82.5 feet to the point of beginning.

THIS being the same property conveyed to the mortgagor by deed of E. Ted Lindsay, and recorded in the RMC Office of Greenville County, dated March 12, 1974 Book 995, Page 219.

THIS is the second mortgage and is junior in lien to that mortgage executed by W. Marshall Lindsay to First Federal Savings and Loan of South Carolina, recorded in the RMC Office of Greenville County on 13 Oct. 1983 Book 1583 Page 13.



which has the address of 108 Carey Avenue Greer,  
(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 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.