

GREENVILLE, S.C.  
 FILED  
 OCT 16 3 25 PM '84  
 JERSLEY

**MORTGAGE**

THIS MORTGAGE is made this 16th day of October, 1984, between the Mortgagor, DIANNE F. LANCASTER, (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").

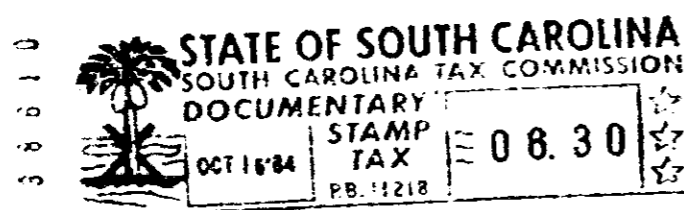
WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY-ONE THOUSAND AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 16, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 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 lying in the State of South Carolina, County of Greenville, Town of Fountain Inn, on the Southern side of S. C. Highway 418, and shown as Lot 65 on a Plat of Sunset Heights Subdivision, which Plat is recorded in the R.M.C. Office for Greenville County in Plat Book 00 at Page 314, according to said Plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of S. C. Highway 418, at the joint front corner of Lots 64 and 65 and running thence with the line of said lots, S. 11 E., 197.6 feet to an iron pin; thence N. 56 E., 109 feet to an iron pin on the Western side of Sunset Court; thence along the side of said Court, N. 11 W., 200 feet to an iron pin on the Southern side of Highway 418; thence along the side of said Highway, S. 54-50 W., 110 feet to the point of beginning.

This being the same property conveyed to Donald H. Lancaster and Dianne F. Lancaster by deed of W. A. Sloan, dated March 27, 1982 and recorded in the RMC Office for Greenville County on March 28, 1972 in Deed Book 939 at Page 333. Donald H. Lancaster conveyed his 1/2 undivided interest to Dianne F. Lancaster on October 16, 1984 by deed dated October 16, 1984 in Deed Book 1224 at Page 164.



which has the address of 111 Sunset Ct. Fountain Inn,  
(Street) (City)  
SC 29644 (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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