

MORTGAGE

THIS MORTGAGE is made this twenty second day of October, 1984, between the Mortgagor, John I. Moffitt and Johnnie M. Moffitt

, (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 eight hundred forty-three and 75/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 22, 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;

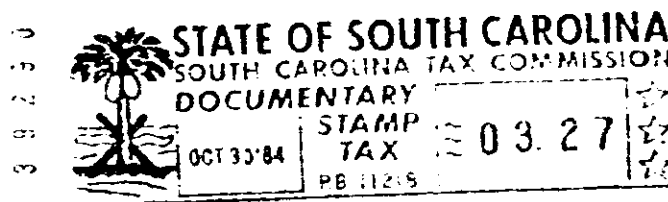
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 in the County of Greenville, State of South Carolina, situate, lying and being on the northern side of Confederate Circle and being known and designated as Lot No. 97, Section 3 of SHEFFIELD FOREST recorded in the RMC Office for Greenville County in Plat Book III at Page 157 and having, according to said plat, the following metes and bounds, to wit:

Beginning at an iron pin on the northern side of Confederate Circle, joint front corner of Lots 97 and 98 and running thence with the common line of said lots, N.06-00 W. 177.6 feet to an iron pin; thence N.69-15 E. 50.8 feet to a creek; thence with the creek as the line, S.61-26 E. 61.7 feet to an iron pin at the joint rear corner of Lots 96 and 97; thence with the common line of said Lots, S.06-00 E. 155.5 feet to an iron pin on the northern side of Confederate Circle; thence with the northern side of said Circle, S.84-00 W. 100 feet to an iron pin, the point of beginning.

DERIVATION: This is the same property conveyed by Charles R. Kemp and Nancy K. Kemp to John I. Moffitt and Johnnie M. Moffitt recorded in the RMC Office for Greenville County in Volume 999, Page 62, dated May 15, 1974.

This is a second mortgage and is junior in lien only to that mortgage executed by John I. Moffitt and Johnnie M. Moffitt to Cameron-Brown which is recorded in the RMC Office for Greenville County in Volume 1310, page 415, dated May 15, 1974.



which has the address of 504 Confederate Circle, Taylors (City), South Carolina 29687 (State and Zip Code) (herein "Property Address");

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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