

MORTGAGE

601-340028-1

THIS MORTGAGE is made this 22nd day of October,
1984, between the Mortgagor, KENNETH EDGAR BAXTER,
(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, Eighty-two
and 03/100 (10,082.03) 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 Nov. 30,
1994.....;

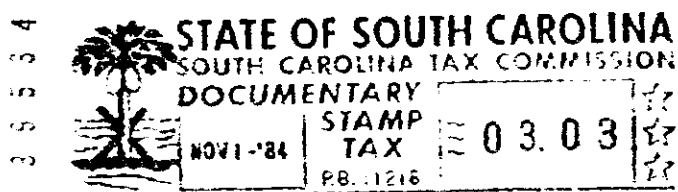
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest
thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect
the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein
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 lot of land in the State of South Carolina, County of Greenville, near
Greenville, shown as Lot 113 on plat of PINE HILL VILLAGE, recorded in the RMC
Office for Greenville County in Plat Book "QQ" at Page 169.

BEGINNING at an iron pin on the eastern side of French Lane at the corner of Lot
114, and running thence N. 63-65 E. 136.6 feet to an iron pin; thence S. 15-46 E.
82 feet to an iron pin; thence S. 17-44 W. 132.9 feet to an iron pin; thence along
the eastern side of French Lane N. 17-04 W. 62.6 feet to the point of beginning.

Being the same property conveyed to mortgagor by deed of T. W. Stewart, dated
July 24, 1972 and recorded in the RMC Office for Greenville County on July 25, 1972
in Deed Book 950 at Page 18.

This mortgage is junior in lien to the mortgage of Kenneth Edgar Baxter given in
favor of C. Douglas Wilson Company, dated July 24, 1972 and recorded in the RMC
Office for Greenville County on July 25, 1972 in Book 1242 at Page 181. Said mortgage
subsequently assigned to Metropolitan Life Insurance Company, dated September 14,
1972 and recorded in the RMC Office for Greenville County on September 18, 1972
in Book 1249 at Page 452.



which has the address of 18 French Lane Greenville,
(Street) (City)
South Carolina 29605 (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.