

First Federal Savings and Loan Association of South Carolina
301 College Street
Greenville, S. C. 29601

VOL 1688 PAGE 983

MORTGAGE

THIS MORTGAGE is made this 2 day of November,
19 84, between the Mortgagor, LARRY RICHARDSON AND MARTHA B. RICHARDSON
, (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 ~~seven thousand five hundred~~
~~eighty one and 28/100~~ Dollars, which indebtedness is evidenced by Borrower's
note dated November 2, 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 _____

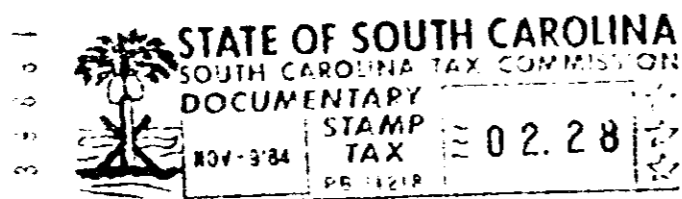
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest
thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect
the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein
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 Bates Township, Greenville County, State
of South Carolina, near Travelers Rest, and being shown and designated as Lot Number 15 as
shown on a revised map of Lots Numbers 34 through 47 of a subdivision known as Meadowbrook
Farms, a plat of which is of record in the RMC Office for Greenville County in Plat Book
PP, at Page 113, and having the following metes and bounds, to-wit:

BEGINNING at a point on the northern side of Loraine Drive, at the joint front corner of
Lots 14 and 15 and running thence N. 03-00 E. 151.3 feet to a point in the joint rear corner
of Lots 14 and 15; thence N. 87-00 W. 100 feet to a point at the joint rear corner of Lots
15 and 16; thence S. 03-00 W. 151.3 feet to a point on the northern side of Loraine Drive
at the joint front corner of Lots 15 and 16; thence with the Northern side of Loraine Drive
S. 87-00 E. 100 feet to the point of beginning.

Being the same property conveyed to mortgagors by deed of Floyd A. Pepper, dated April 20,
1979 and recorded in the RMC Office for Greenville County on April 23, 1979 in Deed Book
1101 at Page 33.

This mortgage is junior in lien to the mortgage of Floyd A. Pepper given in favor of
NCNB Mortgage South, Inc., dated January 31, 1978 and recorded in the RMC Office for
Greenville County on January 31, 1978 in Book 1422 at Page 251.



which has the address of 15 Loraine Drive Travelers Rest,
(Street) (City)
South Carolina 29690 (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.

SOUTH CAROLINA — 1 to 4 Family—6 75—FSMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para. 24)

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31801

0.98

4328-11-21