

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

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FILED  
GREENVILLE CO. S.C.  
NOV 28 2 44 PM '84  
W. S. TANNER, CLERK

# MORTGAGE

THIS MORTGAGE is made this 21st day of Novmeber,  
1984, between the Mortgagor, LULA M. C. WIGGINS

, (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 Thousand, Eighty-five and 03/100 (20,085.03) Dollars, which indebtedness is evidenced by Borrower's note dated Novmeber 21, 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 December 31, 1994.....;

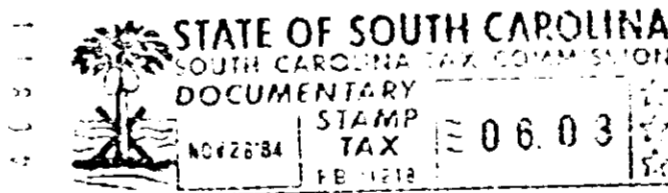
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 certain piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the East side of Coventry Lane and being shown as all of Lot No. 75 on plat of property of Central Development Corporation, prepared by Dalton & Neves, Engineers, in October, 1951, which plat is recorded in the RMC Office for Greenville County, S. C. in Plat Book BB, at Pages 22-23, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Coventry Lane, joint front corner of lots 74 and 75; thence S. 86-45 E. 206.1 feet to an iron pin; thence N. 7-41 E. 32.8 feet to an iron pin; thence N. 57-51 E. 50.4 feet to an iron pin; thence with line of lot 76, N. 82-32 W. 248.7 feet to an iron pin on the East side of said Lane; thence with the side of said street as the line, S. 4-48 W. 80.0 feet to the point of beginning.

Being the same property conveyed to mortgagor by deed of James E. Wiggins, dated November 15, 1963 and recorded in the RMC Office for Greenville County on November 18, 1963 in Deed Book 736 at Page 369.

This mortgage is junior in lien to the mortgage of Lou C. Wiggins aka Lula M. C. Wiggins given in favor of First Union Mortgage Corporation, dated May 14, 1981 and recorded in the RMC Office for Greenville County on May 15, 1981 in Book 1511 at Page 384.



which has the address of 24 Coventry Lane Greenville  
(Street) (City)  
South Carolina 29609 (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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