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GREENVILLE CO. S.C.  
NOV 30 2 31 PM '84  
ANNIE S. TAMKERSLEY  
R.M.C.

52-335743-2

1692 103

# MORTGAGE

THIS MORTGAGE is made this 29th day of November, 1984, between the Mortgagor, Arthur L. Davies and Marlyn J. Davies, (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 Fifty and 56/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 29, 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 November 30, 1994.....;

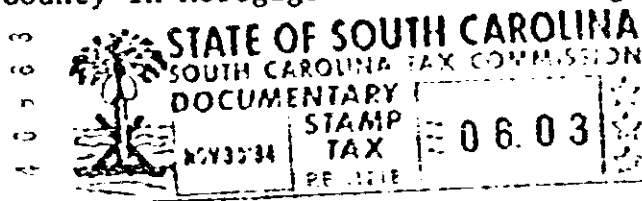
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 situate, lying and being on the Northern corner of Andrea Lane and Valerie Drive in the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as a greater portion of lot No. 26 in a subdivision known as Liberty Park on Map 2. plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book MM at Page 39 and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Andrea Lane at the joint front corner of Lots Nos. 26 and 27 and; running thence with the joint line of said Lot N. 39-35 W. 151.5 feet to an iron pin in the line of Lot 25; running thence S. 50-28 W. 99.9 feet to an concrete monument on the Eastern side of Valerie Drive; and running thence to the Eastern side of said drive S. 20-15 E. 125 feet to an iron pin at the corner of Valerie Drive and Andrea Lane thence with the curve of the intersection of said streets the chord of which is S. 73-00 E. 30.3 feet to an iron pin on the Northern side of Andrea Lane then with the Northern side of said said lane N. 54.15 E. 125 feet to an iron pin point of beginning

This is the same property deeded to Arthur L. Davies and Marlyn J. Davies from W. E. Shaw, Inc. on February 19, 1976 recorded in the R.M.C. Office of Greenville County Courthouse in book 1031 and page 809.

This is a second Mortgage and junior in lien to that mortgage recorded by Fidelity Federal Savings and Loan Association recorded in the R.M.C. Office for Greenville County in Mortgage Book 1331 at Page 735.



which has the address of 1 Andrea Lane Greenville,  
(Street) (City)  
S. C. 29615 (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.