

GREENVILLE CO. S.C.
DEC 10 1 38 PM '84

MORTGAGE

THIS MORTGAGE is made this third day of December, 1984, between the Mortgagor, Ray A. Garron and Deborah S. Garron, (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").

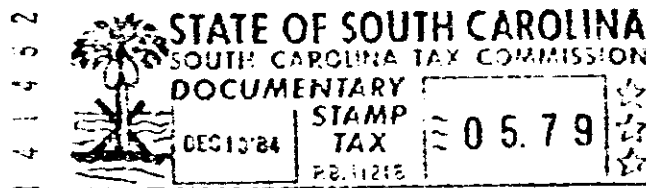
WHEREAS, Borrower is indebted to Lender in the principal sum of nineteen thousand two hundred fifty four and 53/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 3, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 30, 1995.

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 County of Greenville, State of South Carolina, being shown as Lot No. 61 on a Plat of Indian Hills, recorded in the RMC Office for Greenville County in Plat Book QQ at page 11, reference being had to said Plat for a complete metes and bounds description.

DERIVATION: This is the same property conveyed by Jo Ann P. Williams to Raymond A. Garron and Deborah S. Garron recorded in the RMC Office for Greenville County in Book 1047, Page 318, dated December 6, 1976.

This is a second mortgage and is junior in lien only to that mortgage executed by Raymond A. Garron and Deborah S. Garron to Fidelity Federal which is recorded in the RMC Office for Greenville County in Book 1384, Page 560, dated December 6, 1976.



which has the address of 6 Saponee Drive Greenville, South Carolina 29611 (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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