

FILED
GREENVILLE CO. S.C.

DEC 12 12 33 PM '84 MORTGAGE

THIS MORTGAGE is made this 10 th day of December, 19 84, between the Mortgagor, BRENDA O. and LARRY R. THURSTON

, (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 Fifteen Thousand, eighty-three dollars & 53/100 s Dollars, which indebtedness is evidenced by Borrower's note dated _____, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Dec. 31, 1988

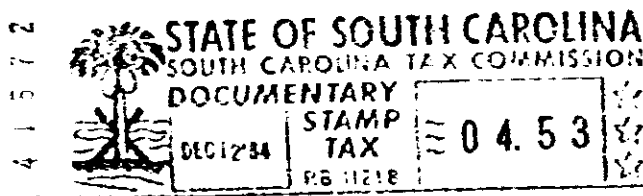
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 tract of land in the County of Greenville, State of South Carolina, in Oaklawn Township, on the northern side of S. C. Highway No. 8, containing 1.94 acres, more or less, and being more fully described as follows:

BEGINNING at an iron pin at a point on Highway No. 8, thence running N. 21-44 E. along a country road (unnamed) for a distance of 315 feet to an iron pin; thence S. 70-16 E. for a distance of 268 feet to an iron pin; thence S. 21-44 W. for a distance of 315 feet to an iron pin; thence along Highway 8, N. 70-16 W. for a distance of 268 feet which is back to the beginning point.

Being the same property conveyed to mortgagors by deed of Clarence Owens, dated March 20, 1972 and recorded in the RMC Office for Greenville County on March 21, 1972 in Deed Book 938 at Page 630.

This mortgage is junior in lien to the mortgage of Larry R. Thurston and Brenda O. Thurston given in favor of First Federal Savings and Loan Association of South Carolina, dated June 6, 1972 and recorded in the RMC Office for Greenville County on June 6, 1972 in Book 1236 at Page 312.



which has the address of Rt. 2, Box 74, SC Hwy 8 Pelzer, South Carolina 29669 (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 seized 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.