

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

FILED  
GREENVILLE CO. S.C.

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**MORTGAGE**

THIS MORTGAGE is made this 19th day of December,  
1984, between the Mortgagor, JOHN L. WATSON

, (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").

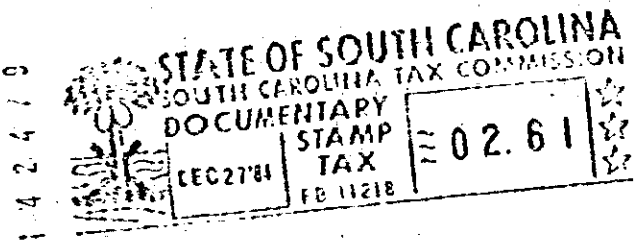
WHEREAS, Borrower is indebted to Lender in the principal sum of Eight thousand six hundred eighty one & 61/100's Dollars, which indebtedness is evidenced by Borrower's note dated \_\_\_\_\_, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 12/30/1994.

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 land located in the County of Greenville, State of South Carolina on Pine Knoll Drive and High View Drive, and shown on a plat entitled "John L. Watson", made by Webb Surveying & Mapping Co., July, 1980, recorded in the RMC Office for Greenville County, S. C. in Plat Book 8C, page 80, and being known and designated as Lot 24, of Northside Heights according to a plat recorded in said RMC Office in Plat Book MM, at page 89.

Being the same property conveyed to Mortgagor by deed of Edgar Jack Lail and Leola B. Lail, dated July 31, 1980 and recorded in the RMC Office for Greenville County on July 31, 1980 in Deed Book 1130 at Page 240.

This mortgage is junior in lien to the mortgage of John L. Watson given in favor of First Federal Savings and Loan Association of South Carolina, dated July 31, 1980 and recorded in the RMC Office for Greenville County on July 31, 1980 in Book 1509 at Page 392.



which has the address of 105 Pine Knoll Drive Greenville,  
(Street) (City)  
South Carolina (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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