

GREENVILLE, S.C.
JAN 3 10 40 AM '85
DONNIE S. TINKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 24th day of December, 1984, between the Mortgagor, JOSEPH R. NICHOLSON and ANN C. NICHOLSON, (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-two thousand, two hundred thirty and 69/100---(22,230.69)----- Dollars, which indebtedness is evidenced by Borrower's note dated December 24, 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 31, 1995.....;

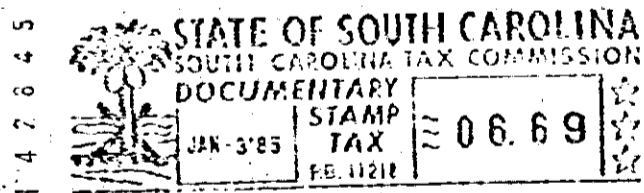
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the northeastern side of Lisa Drive, and being shown and designated as Lot No. 51 on a plat of WADE HAMPTON TERRACE, property of Gilbert Bentley made by Dalton & Neves, Surveyors, dated March 1955 and recorded in the RMC Office for Greenville County, South Carolina in Plat Book KK at Page 15, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Lisa Drive at the joint front corners of Lots Nos. 50 and 51 and running thence along the common line of said lots N. 49-34 E., 180.7 feet to an iron pin; thence S. 56-22 E. 49.2 feet to an iron pin; thence S. 16-51 E., 84.6 feet to an iron pin at the joint rear corners of Lots Nos. 51 and 52; thence with the common line of said lots, S. 61-22 W., 172.9 feet on Lisa Drive; thence with the curve of the northeastern side of Lisa Drive, the chord of which is N. 34-33 W., 90 feet to an iron pin, the point of BEGINNING.

Being the same property conveyed to mortgagors by deed of J. B. Murphee, Jr., dated May 8, 1975 and recorded in the RMC Office for Greenville County on May 8, 1975 in Deed Book 1017 at Page 968.

This mortgage is junior in lien to the mortgage of Joseph R. Nicholson and Ann C. Nicholson given in favor of First Federal Savings and Loan Association of South Carolina, dated May 8, 1975 and recorded in the RMC Office for Greenville County on May 8, 1975 in Book 1338 at Page 719.



which has the address of 31 Lisa Drive Greenville,
(Street) (City)
South Carolina 29607 (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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