

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

GREENVILLE
JAN 3 10 41 AM 1985
DORRIS L. PERSLEY
R.M.C.

VOL 1696 PAGE 945

MORTGAGE

THIS MORTGAGE is made this 24th day of December, 1984, between the Mortgagor, MICHAEL B. DAVIS and PAMELA H. DAVIS

, (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 Eighteen thousand, four hundred eighty-four and 65/100--(18,484.65)--- 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;

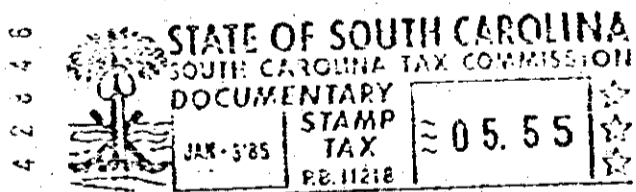
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as Lot 20, Section G, Croftstone Acres, on a plat entitled "Property of Michael B. Davis and Pamela H. Davis" as recorded in Plat Book 9-Z at Page 54 in the RMC Office for Greenville County, South Carolina and having the following metes and bounds to-wit:

BEGINNING at the intersection of Inglewood Drive and Brentwood Drive at an iron pin on the northeastern side of Inglewood Drive running thence with Inglewood Drive N. 30-00 E., 65.0 feet to an iron pin; thence S. 72-48 E. 162.0 feet to an iron pin; thence S. 40-10 W., 160.0 feet to an iron pin; thence with Brentwood Drive N. 44-12 W., 115.0 feet to an iron pin; thence with the curve of the road N. 7-06 W., 32.0 feet to an iron pin; the point of beginning.

Being the same property conveyed to mortgagors by deed of Waco F. Childers, Jr., dated September 6, 1983 and recorded in the RMC Office for Greenville County on September 8, 1983 in Deed Book 1195 at Page 980.

This mortgage is junior in lien to the mortgage of Michael B. Davis and Pamela H. Davis given in favor of First Federal Savings and Loan Association of South Carolina, dated September 6, 1983 and recorded in the RMC Office for Greenville County on September 8, 1983 in Book 1624 at Page 670. Subsequently said mortgage was assigned to Universal Mortgage Corporation of Wisconsin, dated September 20, 1984 and recorded in the RMC Office for Greenville County on December 11, 1984 in Book 1693 at Page 832.



which has the address of 36 Brentwood Drive Greenville
(Street) (City)

South Carolina 29609 (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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