

First Federal Savings and Loan Association of South Carolina
P.O. Drawer 408
Greenville, SC 29602

FILED
GREENVILLE, S.C.

VOL 1648 PAGE 521

FEB 11 4 3 MORTGAGE

THIS MORTGAGE is made this 1st day of February,
19 84, between the Mortgagor, Ronnie B. Cox,
(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 \$8,897.90 (Eight Thousand Eight
Hundred Ninty Seven Dollars & 90/100 Dollars, which indebtedness is evidenced by Borrower's
note dated February 1st, 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 February
1992.....;

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.

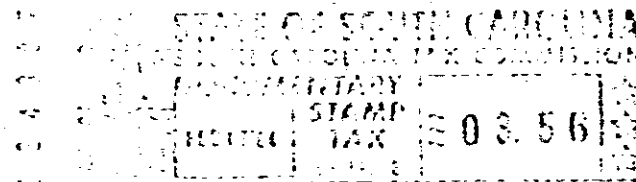
All that certain piece, parcel or lot of land, with all improvements thereon, situate,
lying and being in the State of South Carolian, County of Greenville, near the City of
Greenville, and being known and designated as Lot No. 15 of the property of W.T. Patrick
and William R. Timmons, Jr. according to a plat of record in the R.M.C. Office for Green-
ville County in Plat Book "PP" at Page 131, and having, the following metes and bounds,
to-wit:

BEGINNING at a point on the southeastern side of Lawnview Court at the joint front corner
of Lots Nos. 14 and 15 and running thence S. 34-20 E. 165 feet to a point at the joint
rear corner of Lots Nos. 14 and 15; thence N. 55-40 E. 80 feet to a point at the joint
rear corner of Lots Nos. 15 and 16; thence N. 34-20 W. 165 feet to a point on the south-
eastern side of Lawnview Court at the joint front corner of Lots Nos. 15 and 16; thence
with the southeastern side of Lawnview Court, S. 55-40 W. 80 feet to the point of
beginning.

The above described property is identically the same conveyed to the grantors by deed of
Adam C. & Thelma G. Welborn, dated July 18, 1973, recorded in Deed Volume 979 at Page
307 R.M.C. Office for Greenville County, South Carolina.

This Mortgage is Junior in Lien to the First Mortgage given to First Federal Savings and
Loan Association recorded in Greenville County R.M.C. Office in Mortgage Book 1284
Page 518, recorded on July 18, 1973

SC10 - 3 FEB 17 84



which has the address of 11 Lawnview Court Greenville
(Street) (City)
South Carolina 29611 (herein "Property Address");
(State and Zip Code)

003

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.

0520

9284