

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

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BY **MORTGAGE**

THIS MORTGAGE is made this 25th day of OCTOBER, 1984, between the Mortgagor, MARGUERITE B. MURPHY, (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 Four thousand five and 38/100s Dollars, which indebtedness is evidenced by Borrower's note dated 10/25/84, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 10/30/89;

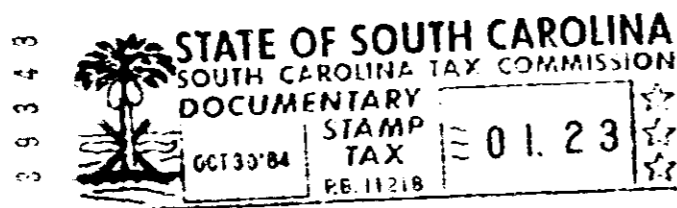
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 lot of land situate, lying and being in the County of Greenville, State of South Carolina, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Robertson Street at the corner of Lot 23, and running thence N. 84-27 W., 175.5 feet to an iron pin; thence N. 5-33 E., 200 feet to an iron pin; thence S. 84-27 E., 175.5 feet to an iron pin on the western side of Robertson Street; thence with said street, S. 5-33 W., 200 feet to the point of beginning.

This is the same property conveyed to Charles W. Murphy and Marguerite B. Murphy by deed of Clyde A. Robertson and Margaret Z. Robertson, dated October 4, 1976 and recorded in the RMC Office for Greenville County on October 5, 1976 in Deed Book 1044 at Page 75. Subsequently, Charles W. Murphy conveyed all his interest in said property to Marguerite B. Murphy by deed dated February 24, 1984 and recorded in the RMC Office for Greenville County on February 27, 1984 in Deed Book 1206 at Page 970.

This mortgage is junior in lien to the mortgage of Charles W. Murphy and Marguerite B. Murphy given in favor of First Federal Savings and Loan Association of South Carolina, dated December 19, 1980 and recorded in the RMC Office for Greenville County on December 29, 1980 in Book 152 at Page 508.



which has the address of 107 Robertson Road 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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