

FILED
GREENVILLE CO. S.C.

MAR 19 3 47 PM 'MORTGAGE

DONNIE S. TANKERSLEY

THIS MORTGAGE is made this 13th day of March 1984, between the Mortgagor, MARGARET MCGUIRE GREEN, Formerly Margaret V. McGuire, (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 THIRTY THREE THOUSAND AND 10/100 (\$33,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 13, 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 Mar 31, 1994;

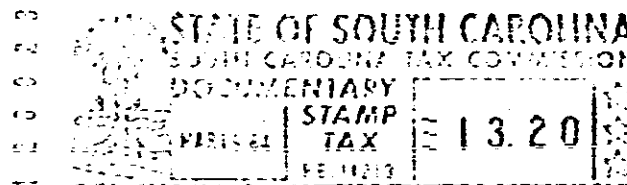
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 piece, parcel or lot of land situate, lying and being in Greenville County, being known and designated as Lot No. 93, Section 1, Pinebrook Forest Subdivision, a plat of which is recorded in the RMC Office for Greenville County, in Plat Book 4X at Page 48 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of White Oak Drive at the joint front corner of Lots 93 and 94 and running thence with the joint line of said lots, S. 16-35 E., 150 feet to an iron pin; thence N. 73-25 E. 12 feet to an iron pin; thence N. 16-35 W. 150 feet to an iron pin on the southeastern side of White Oak Drive, running thence with the said side of White Oak Drive, S. 73-25 W, 120 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Charles F. Hollingsworth and Ann P. Hollingsworth dated April 14, 1976 and recorded in the RMC Office for Greenville County on April 16, 1976 in Deed Book 1034 at Page 809.

This is a second mortgage and is junior in lien to that mortgage executed by Charles F. Hollingsworth and Ann P. Hollingsworth in favor of Greer Federal Savings and Loan Association which mortgage is dated November 20th, 1975 and recorded in the RMC Office for Greenville County on November 25, 1975 in Mortgage Book 1354 at Page 399.



which has the address of 104 Brook 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.