

P.O. Box 408
Greenville, SC 29602

BOOK 1587 PAGE 984

FILED
GRF 100 S.C.

DEC 5 4 13 PM '82

JOHN W. WILKINS
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 24 th day of November, 1982 between the Mortgagor, Rosamond Enterprises, Inc.

, (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").

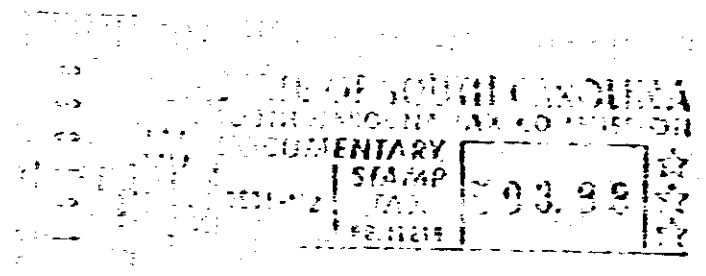
WHEREAS, Borrower is indebted to Lender in the principal sum of \$9,700.00 (nine thousand seven hundred) Dollars, which indebtedness is evidenced by Borrower's note dated November 24, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on _____;

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 to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown as Lot No. 95 on a plat of Holly Tree Plantation, Phase III, Section I, Sheet 2, dated September 1, 1978, prepared by Piedmont Engineers, Architects & Planners, recorded in Plat Book 6-H at Page 75 in the RMC Office for Greenville County, reference being made to said plat for a more complete metes and bounds description.

This is the same property conveyed to the Mortgagor by deed of Franklin Enterprises, Inc. dated January 4, 1980, recorded January 8, 1980, in Deed Book 1118 at Page 562, RMC Office for Greenville County.

This is a second mortgage and is junior in lien to that mortgage executed by Rosamond Enterprises, Inc., in favor of First Federal Savings and Loan Association of South Carolina, which mortgage is recorded in the RMC Office for Greenville County, in Book 1492, and page 772. Said mortgage was modified by instrument dated June 30, 1981, and recorded July 6, 1981, in mortgage book 1546, page 336.



which has the address of Lot 95 Gilden Lane, Holly Tree Plantation Simpsonville,
(Street) (City)
South Carolina 29681 (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 seized 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.