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SHERESLEY

BOOK 1539 PAGE 869

# MORTGAGE

THIS MORTGAGE is made this 20th day of December, 1982, between the Mortgagor, PHILIP M. WILSON and MASAKO M. WILSON, (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 FORTY THOUSAND AND NO/100 (\$40,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 20, 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 January 1, 1993;

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 Greenville County, South Carolina, Austin Township, being shown and designated as Lot 39, Camelot, according to a plat recorded in the RMC Office for Greenville County in Plat Book WW, Pages 46 and 47 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of Lancelot Drive at the joint front corner of Lots 39 and 40 and running thence S 11-50 W 270.6 feet to an iron pin; thence running S 62-05 E 70.5 feet to an iron pin; thence running N 64-30 E 185.1 feet to an iron pin on the eastern side of Lancelot Court; thence with said Court, N 20-28 W 210 feet; thence with corner of Lancelot Drive and Lancelot Court, N 61-52 W 37.3 feet to an iron pin on the southern side of Lancelot Drive; thence with the southern side of Lancelot Drive, S 89-40 W 48 feet to an iron pin; thence continuing with said Drive, N 77-45 W 21 feet to an iron pin, the point of beginning.

Being the same property conveyed to the mortgagors herein by deed of Nancy P. Cash recorded 10-12-77 in Deed Book 1066, Page 655.

This mortgage is second and junior in lien to that certain mortgage in favor of Fidelity Federal Savings and Loan Association (now known as American Federal Savings and Loan Association) in the original amount of \$65,000.00 recorded 10-12-77 in Mortgage Book 1412, Page 698.

STATE OF SOUTH CAROLINA  
DOCUMENTARY STAMP  
DEC 22 1982  
\$ 16.00

which has the address of 101 Lancelot Court, Simpsonville, SC 29681  
(Street) (City)  
(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.

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