

FILED
GREENVILLE CO. S.C.
MAY 3 4 23 PM '83
DONNIE S. TANKERSLEY
R.M.C.

P. O. Box 408
Greenville, SC 29601

BOOK 1605 PAGE 150

MORTGAGE

THIS MORTGAGE is made this 22nd day of April, 1983, between the Mortgagor, Wanda Nix Hawkins (formerly Wanda B. Nix), (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 five thousand two hundred & 00/100ths Dollars, which indebtedness is evidenced by Borrower's note dated 4/22/83, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 5/1/88

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 the state of South Carolina, County of Greenville, in Austin Township, being known and designated as Lot no. 54 of a subdivision known as Windsor Park according to a plat thereof prepared by R.K. Campbell, R.L.S., March 29, 1960 and recorded in the R.M.C. Office for Greenville County in Plat Book 28, at page 25, and having, according to said plat, the following

aces and bounds, to-wit:
Beginning at an iron pin on the northern side of Middleton Lane at the joint front corner of Lots nos. 54 and 55, and running thence along the joint line of said lots, N. 8-35 E. 200 feet to an iron pin in the rear line of lot no. 63; running thence along the rear lines of lots nos. 63 and 64, N. 81-25 W. 100 feet to an iron pin in the rear line of lot no. 64, the joint rear corner of lots nos. 53 and 54; running thence along the joint line of said lots, S. 8-35 W. 200 feet to an iron pin, the joint front corner of lots nos. 53 and 54 thence with the northern side of said Middleton Lane, S. 81-25 E. 100 feet to the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of Jimmy R. Nix, and recorded in the RMC Office for Greenville County, on August 28, 1980, in Deed Book 1132, and page 126.

This is a second mortgage and is junior in lien to that mortgage executed by Wanda B. Nix, in favor of First Federal of South Carolina, which mortgage is recorded in the RMC Office for Greenville County, in Book 1513, and page 40.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
MAY 31 1983
STAMP
TAX
02.08

which has the address of Rt. 6, Lot 54 Middleton Lane Greenville, S.C.,
(Street) (City)
29607 (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.