

First Federal Savings & Loan  
P.O. Box 408  
Greenville, S.C. 29602

BOOK 1095 PAGE 429

FILED  
GREENVILLE CO. S.C.

MAY 5 12 45 PM '83

# MORTGAGE

DONNIE S. WHELSLEY  
R.M.C.

THIS MORTGAGE is made this 28 day of April,  
19 83, between the Mortgagor, Robert J. Dunham

, (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 Seven Thousand Five Hundred and No/100--- (7,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated 4-28-83, (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.

On the southeastern side of Browning Drive, being known and designated as Lot No. 22 as shown on plat entitled BOILING SPRINGS ESTATE, dated July, 1961, and recorded in the RMC Office for Greenville County, in Plat Book YY at Pages 14 and 15, and having according to said plat, the following metes and bounds.

BEGINNING at an iron pin on the southeastern side of Browning Drive at the joint front Lots Nos. 22 and 23 and running thence with the line of Lot No. 23, S. 10-17 E. 248.6 feet to an iron pin at the joint corner of Lots Nos. 19, 22 and 23; thence with the line of Lot No. 19, S. 79-43 W. 225 feet to an iron pin at the joint corner of Lots Nos. 19, 21 and 22; thence with the line of Lot No. 21, N. 10-17 W. 189.1 feet to an iron pin on the southeastern side of Browning Drive at the joint front corner of Lots Nos. 21 and 22; thence with the southeastern side of Browning Drive, the following courses and distances: N. 53-05 E. 59.2 feet to an iron pin; thence N. 59-02 E. 59.8 feet to an iron pin; thence N. 70-58 E. 59.8 feet to an iron pin; thence N. 76-55 E. 57.4 feet to the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of Venna G. Howard and recorded in the RMC Office for Greenville County in Deed Book 983 at Page 307 dated 6-29-73 and recorded 9-6-73 .

This is a second mortgage and is junior in lien to that mortgage executed by Venna G. Howard, which mortgage is recorded in RMC Office for Greenville County in Book 1269 at Page 175 and dated March 8, 1973 and recorded March 8, 1973 and being assumed by Robert J. Dunham on June 29, 1973.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
MAY 23 1983  
TAX  
0300

which has the address of 122 Browning Drive, Greer, South Carolina 29651

(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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