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GREG M...
JUN 2 11 45 AM '83
DORSEY
First Federal Savings and Loan
Association of South Carolina
Post Office Box 408
Greenville, South Carolina 29602

MORTGAGE

1609 659

THIS MORTGAGE is made this twenty-seventh day of May,
1983, between the Mortgagor, Cecil G. and Francine W. DeCoteau

(herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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 \$ 7000.00 (Seven thousand) Dollars, which indebtedness is evidenced by Borrower's note dated May 27, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1988;

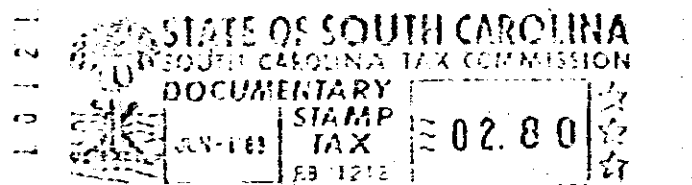
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 and being on the southern side of Pine Creek Drive near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 229 as shown on a plat of Belle Meade, Section 3, prepared by Piedmont Engineering Service, dated March 28, 1956, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book GG at Page 187, and having according to said plat the following metes and bounds:

Beginning at an iron pin on the Southern side of Pine Creek Drive at the joining front corner of Lots No. 228 and 229 and running thence with the line of Lot 228 S. 38-28 W. 150 feet to an iron pin; thence N. 51-30 W. 80 feet to an iron pin at the joint rear corner of Lots No. 229 and 230; thence with the line of Lot No. 230 N. 38-28 E. 150 feet to an iron pin on the Southern side of Pine Creek Drive; thence with the southern side of Pine Creek Drive S. 51-30 E. 80 feet to the point of beginning.

This being the same property as conveyed to the Mortgagors by deed of Olyn L. Gee and Jeannine W. Gee and being recorded in the R. M. C. Office for Greenville County on March 31, 1978.

This is a second mortgage and is Junior in Lien to that mortgage executed by Cecil G. DeCoteau and Francine W. DeCoteau to First Federal Savings and Loan Association of South Carolina which mortgage is recorded in the R.M.C. Office for Greenville County March 31, 1978 in Book 1427 on Page 495.



which has the address of Lot 229 Pine Creek Drive, Greenville, S. C. 29605

(State and Zip Code) (herein "Property Address");

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.