

First Federal of SC
P. O. Drawer 408
Greenville, SC 29602

FILED
GREENVILLE
JUN 3 4 08 PM '83
DONNIE W. WATKINS
R.M.C. OFFICE

BOOK 1610 PAGE 26

MORTGAGE

THIS MORTGAGE is made this 23 day of May, 1983, between the Mortgagor, Bobby A. Bennett

, (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 Eighty Five Hundred and no/100 (\$8,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 23, 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.

Being known and designated as Lot No. 9 of a subdivision known as Avondale Forest, Section No. 1, as shown on a plat thereof prepared by Piedmont Engineers & Architects, dated July 3, 1964, recorded in the R.M.C. Office for Greenville County in Plat Book RR, at Page 186 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Drewry Road, joint front corner of Lots Nos. 8 and 9, and running thence along the joint line of said lots, N. 26-18 W. 170.0 feet to an iron pin on the subdivision property line; thence along the subdivision property line, N. 64-43 E. 90.0 feet to an iron pin at the rear corner of Lot No. 10; thence along the line of that lot, S. 26-18 E. 170.0 feet to an iron pin on the northwestern side of Drewry Road; thence along the northwestern side of Drewry Road, S. 64-43 W. 90.0 feet to the beginning corner.

This being the same property conveyed to the mortgagor herein by deed of J. H. Mauldin and recorded in Deed Book 845 and Page 500 on June 6, 1968

This is a second mortgage and is junior in lien to that mortgage executed by Bobby A. Bennett, which mortgage is recorded in the RMC Office for Greenville County in Book 1094 at Page 427 on June 6, 1968.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
JUN-83 STAMP TAX \$ 03.40
F.E. 11213

which has the address of 105 Drewry Road, Taylors, South Carolina 29687

(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.

400 3 41591A01

000000

4328-11-21