

MORTGAGE

THIS MORTGAGE is made this 17th day of June, 1983, between the Mortgagor, William A. Bridgers, Jr., (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 \$18,000.00 (Eighteen thousand and 00/100) Dollars, which indebtedness is evidenced by Borrower's note dated June 17, 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 June 30, 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 the County of Greenville, State of South Carolina, in the City of Greenville, being known and designated as Lot no. 6 Block C, of a Subdivision known as Cagle Park, as shown on Plat thereof recorded in Plat Book C, at Page 238, according to said Plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the north side of East Prentiss Avenue at the joint corner of Lots no.s 6 and 7, and running thence with the joint line of said lots, N. 29-40 W. 158.9 feet to an iron pin at the corner of Lot no. 11; thence with the line of lot no. 11, S. 77-46 W., 70 feet to an iron pin at the corner of lot no. 5; thence with the line of said lot, S. 32-26 E. 155.8 feet to an iron pin on the north side of East Pretiss Avenue; thence with the curve of said Avenue, N. 82-36 E. 64 feet to the beginning corner.

This being the same property conveyed to the mortgagor by deed of D. Jordon Whichard III and Ann B. Whichard and recorded in the RMC Office for Greenville County on April 29, 1983 in Deed Book 1187 at Page 372.

This is a second mortgage and is Junior in Lien to that mortgage executed by William A. Bridgers, Jr. to First Federal which mortgage is recorded in the RMC Office for Greenville County on April 29, 1983 in Book 1604 at Page 527.

RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA
ON 15 JUNE 1983
STAMP 15072012

which has the address of 9 E. Prentiss Avenue Greenville,
(Street) (City)
South Carolina 29605 (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.

