

MORTGAGE

THIS MORTGAGE is made this 20th day of September, 1983, between the Mortgagor, David O. Huff and Elizabeth W. Huff, (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 Fifteen Thousand, Eight Hundred Eighty Dollars & 69/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 20, 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 September1998.....;

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 tract of land shown as 1.0 acres, more or less, on Plat for David O. Huff and Elizabeth W. Huff dated September, 1983, made by Webb Surveying & Mapping co., and recorded in Greenville County RMC Office in Plat Book 92, at Page 98. Said Plat is specifically referred to for a more complete property description.

DERIVATION: See Deed of Mary E. Huff and Edwin W. Huff recorded in Deed Book 1196, at Page 758, Greenville County RMC Office.

THIS is a Second Mortgage and is Junior in Lien to None.

RECEIVED
FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF SOUTH CAROLINA
GREENVILLE, SOUTH CAROLINA
SEP 20 1983
TAX 100.00

which has the address of Route 1 Travelers Rest,
(Street) (City)
SC 29690 (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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