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GREENVILLE S.C.
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First Federal of South Carolina
Post Office Box 403
Greenville, South Carolina 29602

VOL. 1035 PAGE 950

MORTGAGE

THIS MORTGAGE is made this 17th day of October,
1983, between the Mortgagor, Richard Carson and Jeraldine T. Carson
(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 \$11,870.45 (Eleven Thousand
Eight Hundred Seventy and 45/100---- Dollars, which indebtedness is evidenced by Borrower's
note dated October 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 October 31,
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 State
of South Carolina, County of Greenville, being known and designated as Lot No. 65 of a
Subdivision known as Pebble Creek, Phase IV, Section II, as shown on a plat thereof pre-
pared by Loudon C. Hoffman Associates, dated July 10, 1979, and recorded in the RMC
Office for Greenville County in Plat Book 7-C at Page 47, and having, according to said plat,
the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Pine View Terrace at the joint
front corner with Lot 64 and running along the joint line with Lot 64 S. 49-32 W.
149.12 feet to an iron pin at the joint rear corner with Lot 64; running thence along
the joint line with Lots 70 and 71, respectively, N. 32-58 W. 80.01 feet to an iron
pin at the joint rear corner with Lot 66; running thence along the joint line with Lot 66
N. 42-30 E. 135.0 feet to an iron pin on the southwesterly side of Pine View Terrace at
the joint front corner with Lot 66; running thence along the southwesterly side of Pine
View Terrace S. 43-16 E. 96.00 feet to an iron pin at the joint front corner with Lot 64,
being the point of beginning.

This being the same property conveyed to the mortgagor by deed of Smith and Steele Builders
and recorded in the RMC Office for Greenville County on 11/11/80 in Deed Book 1137
at Page 120.

This is a second mortgage and is Junior in Lien to that mortgage executed by Richard
Carson and Jeraldine T. Carson which mortgage is recorded in RMC Office for Greenville
County on 11/11/80 in Book 1524 at Page 202.

which has the address of 9 Pine View Terrace, Taylors,

South Carolina 29687 (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.

SOUTH CAROLINA —

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