

GREENVILLE S.C.
11/17 4 41 PM '83
SOUTH CAROLINA
H.M. WISLEY

MORTGAGE

THIS MORTGAGE is made this 14th day of November, 1983, between the Mortgagor, BARRY L. ROSSON and JOYCE K. ROSSON, (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 \$16085.44 (Sixteen thousand, eighty-five dollars and 44/100) Dollars, which indebtedness is evidenced by Borrower's note dated November, 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 11/31/93.

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 piece, parcel or lot of land in Greenville County, State of South Carolina, situate on Hudson Road, being shown as Lot No. 159 on plat of MERRIFIELD PARK recorded in Plat Book 000 at Page 177 in the RMC Office for Greenville County and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Hudson Road at the joint front corner of Lots 158 and 159 and running thence N. 69-35 E. 110 feet to a point at the joint front corner of Lots 159 and 160; thence with the line of Lot 168, S. 69-35 W. 110 feet to a point at the joint rear corner of Lots 158 and 159; thence with the line of said lots N. 20-25 W. 200 feet to an iron pin on Hudson Road, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Gerald S. Tripp recorded March 13, 1972, in the RMC Office for Greenville County, S.C., in Deed Book 938 at Page 141.

This is a second mortgage and is junior in lien to that mortgage by Barry L. Rosson & Joyce K. Rosson to American Federal S & L which mortgage is recorded in the RMC Office for Greenville County in Book 1225 at page 163 and dated 3/13/72 and recorded 3/13/72.

which has the address of 510 Hudson Road, Greenville, S. C. 29615 (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 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.

1635-984

1635-984