

Jul 13 1984 MORTGAGE

10-328592-2

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THIS MORTGAGE is made this 9th day of July, 1984, between the Mortgagor, G. Wayne Center and Rita M. Center, (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 ~~Sixteen Thousand Six Hundred one Dollar 38 cents~~ (16,601.38) Dollars, which indebtedness is evidenced by Borrower's note dated July 9, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July ..1994

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 with all improvements thereon or hereafter thereon, situate lying and being in the State of South Carolina County of Greenville, being known and designated as Lot No. 25 on plat of Huntley Acres recorded in plat book WWW at page 20 in the RMC Office for Greenville County, South Carolina, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Lilly Street, the joint front corner of Lots No. 24 and 25 and running thence along the southern side of Lilly Street, N. 59-57 E. 115.2 feet to an iron pin; thence continuing along the southern side of Lilly Street, N. 56-27 E. 59.8 feet to an iron pin, the joint front corner of Lots No. 25 and 26; thence along the joint line of said lots, S. 33-33 E. 122.5 feet to an iron pin, the joint rear corner of Lots No. 25 and 26; thence along the rear of lot No. 25, S. 58-47 W. 229.39 feet to an iron pin in the property line of Lot No. 24; thence along the joint line of Lots No. 24 and 25; N. 9-09 W. 131.9 feet to an iron pin on the southern side of Lilly Street, to the point of Beginning.

This is the same property conveyed to mortgagors by deed from M. G. Thurston, recorded April 29, 1970 in the RMC Office for Greenville County in deed volume 888 at page 625.

This mortgage is junior in lien to that mortgage given to First Federal Savings and Loan Association of South Carolina dated September 30, 1976 and Recorded September 30, 1976 in Book 1379 at page 189 in the RMC Office for Greenville County, South Carolina.

which has the address of 223 Lilly Street Greenville,
(Street) (City)
South Carolina 29611 (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.

