

FILED  
GREENVILLE, S.C.

NOV 27 2 03 PM '84

DONNIE S. TANNERSLEY  
R.M.C.

## MORTGAGE

THIS MORTGAGE is made this 23rd day of November, 19 84, between the Mortgagor, CHARLES L. WINN and MARY F. WINN

, (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 THREE THOUSAND SEVEN HUNDRED FIFTY FIVE AND 14/100's Dollars, which indebtedness is evidenced by Borrower's note dated November 23, 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 November 30, 1986.....;

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 to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the city of Greenville, on the northwestern side of Coventry Lane, known and designated as Lot No. 61 on plat of property of Central Development Corporation recorded in the R.M.C. Office for Greenville County in Plat Book BB, Pages 22 and 23 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a point on the northwestern side of Coventry Lane at the joint front corner of Lots 61 and 62 and running thence with the joint line of said lots, N 85-07 W, 152.4 feet to a point; thence N 27-34 E, 122.57 feet to a point at the joint rear corner of Lots 61 and 60; thence with the joint line of said lots, S 78-24 E, 116.7 feet to a point on the northwestern side of Coventry Lane; thence with Coventry Lane, S 11-05 W, 100 feet to the point of beginning.

This conveyance is made subject to all easements, restrictions and rights of way, if any, appearing of record affecting this property.

This is the same property conveyed to the mortgagors herein by deed of Donald B. Dillard and Sandra B. Dillard, dated February 17, 1977 and recorded in the R.M.C. Office for Greenville County on February 18th, 1977, in Deed Book 1051, page 235.

THIS is a second mortgage and is junior in lein to that maortgage given by Charles L. Winn and Mary F. Winn to First Federal Savings and Loan Association, dated Febuary 17, 1977 recorded February 18, 1977 in the R.M.C. Office for Greenville County, S.C., in Mortgage Book 1389 at Page 542.

which has the address of 27 Coventry Lane, Greenville S.C. 29609,  
(Street) (City)

(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.

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