

FILED
GREENVILLE CO S.C.

APR 5 4 00 PM '83

DONNIE S. FANNERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 11th day of March, 1983, between the Mortgagor, Roy D. and Pat T. McKinney (Same as Patricia T. McKinney), (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 \$4475.00 (Four thousand four hundred seventy-five and 00/100) Dollars, which indebtedness is evidenced by Borrower's note dated March 11, 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 April 1, 1988.....;

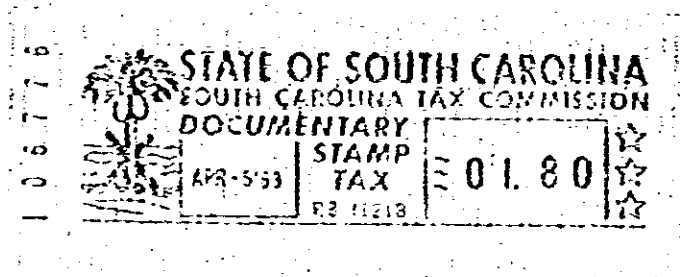
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, and the improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, and being known and designated as Lot #36 on a plat of Farmington Acres, Section 2, recorded in Plat Book "BBB" at Page 169, RMC Office, Greenville County, South Carolina, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on Lathem Drive at the joint front corner of Lots Nos. 35 and 36 and running thence with Lathem Drive N. 52-45 E. 100 feet to a point; thence running N. 37-15 E. 155 feet to a point; thence running S. 52-45 E. 100 feet to a point; thence running S. 37-15 E. 155 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of David W. and Mary M. Lackey and recorded in the RMC Office for Greenville County on August 20, 1980 in Deed Book 1131 at Page 623.

This is a second mortgage and is Junior in Lien to that mortgage executed by Roy D. and Patricia T. McKinney which mortgage is recorded in the RMC Office for Greenville County on August 20, 1980 in Book 1511 at Page 919.



which has the address of 7 Lathem Drive 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 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.

SOUTH CAROLINA — 1 to 4 Family—6/75—FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para. 24)

-2 AP 5 23 1132

4.0001