

FILED
GREENVILLE
APR 13 2 10 PM '83
SOUTH CAROLINA

First Federal of S. C.
P. O. Box 408
Greenville, S. C. 29602

BOOK 1601 PAGE 887

MORTGAGE

THIS MORTGAGE is made this 8th day of April, 1983, between the Mortgagor, Sue S. DuBose

(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 Four Thousand Two Hundred Dollars, which indebtedness is evidenced by Borrower's note dated _____, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 1987

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, on the southwestern side of Mountain View Circle, being shown and designated as Lot No. 35 on a plat of Mountain View Circle Sub-division prepared by J. C. Hill, Surveyor, dated May 5, 1951 and being recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book W. page 181 and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of Mountain View Circle at the joint front corner of Lots No.s 35 and 35; thence with the common line of said Lots, N. 85-50 W. 200 feet to a point in the line of Lot No. 41; thence with the line of Lot No. 41 N. 5-20 E. 100 feet to a point on the southwestern side of Mountain View Circle, thence along said circle, S. 85-50 E. 200 Feet to a point at a 90° turn of Mountain View Circle; thence along the western side of Mountain View Circle, S. 820 W. feet to the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of L. T. Batson, Jr. and recorded in the R.M.C. Office for Greenville County in Deed Book 703 at page 222 on June 13, 1962. Subsequently, S. Lamar DuBose deeded his undivided one-half interest to Sue S. DuBose on October 10, 1973 recorded in Deed Book 985 on page 828.

This is a second mortgage and is junior in lien to that mortgage executed by S. Lamar DuBose and Sue S. DuBose to First Federal Savings and Loan Association on May 8, 1973 in Deed Book 1274 at page 775.

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STATE OF SOUTH CAROLINA
DOCUMENTARY
STATE TAX
APR 13 1983

which has the address of Route # 5, Mountain View Circle, Greenville, South
Carolina 29609 (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.