



SECOND MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 3055.24

BOOK 1602 PAGE 534

THIS MORTGAGE is made this 14th day of March 1983, between the Mortgagor, John William Strickland and Patricia B. Strickland

(herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Three Thousand Eight Hundred Seven and xx/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 14, 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 May 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 in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 44, on plat of Northwood, Section 1, recorded in the RMC Office for Greenville County, S.C. in Plat Book "7 X" at page 98.

The within conveyance is subject to restrictions, utility easements, rights of way, zoning regulations, and other matters as may appear of record, on the recorded plats, or on the premises.

The within is a portion of that property heretofore conveyed to the grantor by deed of Cora E. Howell, Fannie H. Howell, and David V. Howell, dated 2 December, 1980, recorded 2 December 1980, RMC Office for Greenville County, S.C., in deed Book 1138, at Page 217.

Derivation: This is the same property conveyed by deed of Balentine Brothers Builders, Inc. unto John William Strickland and Patricia B. Strickland, dated June 17, 1982, recorded June 18, 1982 involume 1168 at page 810 of the RMC office for Greenville County, Greenville, S.C.

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#8 Bendingwood Circle, Taylors S.C. 29687 which has the address of [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.