

RECORDED
JUL 1 1 24 PM '83
COMM. REC. FILE

Post Office Drawer 408
Greenville SC 29602

BOOK 1814 PAGE 173

MORTGAGE

THIS MORTGAGE is made this 28th day of June, 1983, between the Mortgagor, Michael A. Vidler and Patricia E. Vidler, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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 Fifteen Thousand and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 28, 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 June 30, 1993;

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 westerly side of East Woodburn Drive, near the City of Greenville, S. C. being known and designated as Lot No. 24 on plat entitled "Seven Oaks" as recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book 4R at Page 6, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northwesterly side of Woodburn Drive, said pin being the joint front corner of Lots 24 and 25 and running thence with the common line of said Lots, N51-58 W. 185.4 feet to an iron pin, the joint rear corner of Lots 24 and 25; thence N. 59-31 E. 171.4 feet to an iron pin on the southwesterly side of East Woodburn Drive; thence with the southwesterly side of East Woodburn Drive, S. 30-29 E. 18 feet to an iron pin; thence S. 24-48 E. 67.7 feet to an iron pin; thence S. 13-26 E. 67.6 feet to an iron pin; thence S. 35-41 W. 34.4 feet to an iron pin; thence S. 48-41 W. 46.2 feet to an iron pin, the point of beginning.

This being the same property conveyed to the grantors herein by deed of H. Gerald Edwards and Shirley M. Edwards, dated January 23, 1976 and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1030 at Page 608 on January 23, 1976.

This mortgage is second and Junior in Lien to that mortgage given in favor of Fidelity Federal Savings and Loan Association (now American Federal Savings and Loan Association) in the original amount of \$41,600.00 recorded in the R. M. C. Office for Greenville County, South Carolina, on October 20, 1977 in Mortgage Book 1413 at Page 457.

which has the address of 110 E Woodburn Dr. Taylors,
(Street) (City)
South Carolina 29687 (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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