

FILED
GREENVILLE S.C.
AUG 15 10 53 AM '83
DONNIE S. SLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF *Greenville*) MORTGAGE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WE, RICHARD M. KEIR and JENNIFER S. KEIR of Greenville County,

in the State aforesaid hereinafter called the Mortgagor, sends greetings

As used herein the word "Mortgagor" shall mean the maker of this mortgage and shall include one or more persons, partnerships or corporations as the context may require, and the word "Association" shall mean the Security Federal Savings and Loan Association of South Carolina, Greenville, S.C.

WHEREAS the Mortgagor is well and truly indebted unto Security Federal Savings and Loan Association of South Carolina, a corporation chartered under the laws of the United States, as evidenced by Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Twelve thousand and no/100ths (\$12,000.00) Dollars, with interest from date at the rate therein provided, until paid, said principal and interest to be paid in monthly installments and applied as therein provided, the last of which shall be due and payable on the 1st day of September, 1993, which note further provides, among other things, that upon failure of the Mortgagor to abide by the By-Laws, rules or regulations of the Association or any of the covenants herein contained, or upon default in payment of any installment the Association may, at its option, declare the full amount due thereunder immediately due and payable, together with a reasonable sum as an attorney's fee if placed in the hands of an attorney, and this mortgage enforced for payment thereof, and.

WHEREAS this mortgage is given to secure the principal indebtedness as hereinabove set forth, as evidenced by said promissory note, together with any advances necessary for the protection of the security, interest on said principal and advances, costs and attorney's fees

NOW KNOW ALL MEN BY THESE PRESENTS, That the said Mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Security Federal Savings and Loan Association of South Carolina according to the terms of the said note, and also, in consideration of the further sum of Three (\$3.00) Dollars to the said Mortgagor in hand well and truly paid by the said Security Federal Savings and Loan Association of South Carolina, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Security Federal Savings and Loan Association of South Carolina, its successors and assigns

All that certain piece, parcel or lot of land situate, lying and being in the City of Greenville, State of South Carolina being shown and designated as portions of Lots 16 and 17 as shown on a plat entitled "Survey for Gordon William and Richard M. Keir", prepared by David C. Kirk, Surveyor, dated January 18, 1983 and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 9C at Page 49 and shown on plat entitled MEYERS PARK SUBDIVISION, Section 1, as amended, dated December 7, 1976, prepared by C.O. Riddle recorded in Plat Book 5-P at Page 60 and according to said plats, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the rear corner line of Lot 16 and running S25-15W 162.45 feet to an iron pin placed in the rear line of Lot 17; thence running S45-57E 150 feet to an iron pin placed in the joint line of Lot 16 and Lot 17; thence continuing S56-55E 53.75 feet to an iron pin placed in the front line of Lot 16; thence running N56-28E 60.73 feet to an iron pin; thence continuing N32-30E 42.09 feet to an iron pin; thence running N2-19W 46.55 feet to an iron pin; thence turning N3-15E 73.91 feet to an iron pin; thence continuing N60-25W 22.55 feet to an iron pin; thence running N62-48W 167.67 feet, point of beginning.

THIS conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

THIS mortgage is junior in lien to that certain mortgage given by Richard M. Keir and Jennifer S. Keir unto Carolina Federal Savings & Loan Association, now known as, Security Federal Savings and Loan Association of South Carolina in the principal sum of \$78,000.00 as recorded in Mortgage Book 1471 at Page 805 in the RMC Office for Greenville County and having a remaining balance of \$76,550.20.

THIS is a portion of property conveyed to the mortgagors by deed of James F. Carter and Barbara J. Carter dated January 9, 1978 and recorded in the RMC Office for Greenville County in Deed Book 1071 at Page 621.

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