

FILED  
GREENVILLE S.C.  
SEP 6 10 49 AM '83

First Federal of South Carolina  
Post Office Box 408  
Greenville, South Carolina 29602

BOOK 1624 PAGE 211

# MORTGAGE

THIS MORTGAGE is made this 17th day of August, 1983, between the Mortgagor, Ronald E. Gregory, Pres. for R. E. Gregory & Co., (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").

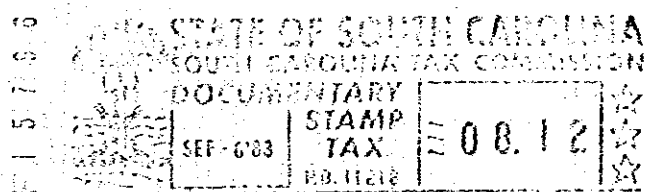
WHEREAS, Borrower is indebted to Lender in the principal sum of \$20,287.12 (Twenty Thousand and Two Hundred Eighty Seven and 12/100ollars, which indebtedness is evidenced by Borrower's note dated August 17, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 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 piece, parcel or unit of land situate, lying and being in Greenville County, South Carolina, being known and designated as Unit 51-B of the DOVER TOWNHOUSES No 51 HORIZONTAL PROPERTY REGIME, as in fully described in Master Deed dated June 14, 1979 recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1105 at pages 16 through 46, inclusive, and Survey and Plot Plan recorded in Plat Book 7-1 at page 12.

This being the same property conveyed to the mortgagor by deed of Victor De Oreo and Evelyn De Oreo and recorded in the RMC Office for Greenville County on 12/05/80 in Deed Book 1138 at Page 529.

This is a second mortgage and is Junior in Lien to that mortgage executed by R. E. Gregory and Co. which mortgage is recorded in RMC Office for Greenville County on 12/05/80 in Book 1526 at Page 779.



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which has the address of Unit 51-B  
7 Dover Drive, Dover Town Houses, Greenville (City)  
SC 29615 (State and Zip Code) (herein "Property Address");

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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