

FILED  
GREENVILLE  
SEP 21 12 43 PM '83  
DONNA R. SLO

1520 PAGE 799

# MORTGAGE

THIS MORTGAGE is made this 13th day of September, 1983, between the Mortgagor, Cecil M. Hendricks and Lucille K. Hendricks, (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 Three Thousand Three Hundred Sixteen Dollars and 01/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 13, 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 September 30, 1985.....;

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 lot of land in Oneal Township, Greenville County, State of South Carolina, on the east side of State Highway No. 14 about five miles northward from the City of Greer, containing 36.35 acres, more or less, according to survey and plat of the property of Myra P. Wolfe by H. S. Brockman, Surveyor, dated May 20, 1948, and amended June 22, 1949, ~~recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, R.M.C. Office for Greenville County,~~ and having the following courses and distances, to-wit:

BEGINNING at a point in the center of State Highway No. 14, corner of Homer Howell land, and running thence with said highway, N. 19-15 W. 71 feet to southwest corner of bridge over beaverdam Creek; thence with said highway, N. 11-55 W. 384.7 feet to a point in center of highway; thence N. 14-30 W. 168 feet to an iron pin, corner of Gordon Sudduth's lot; thence N. 73-45 E. 252.5 feet to an iron pin; thence N. 21-15 W. 298 feet to an iron pin in a community road; thence along said road. N. 56-50 E. 200 feet to bend in road; thence N. 63-55 E. 835 feet to an iron pin on line of J. C. Berry Estate; thence with said line, S. 18-37 E. 807 feet to an iron pin; thence S. 72-11 W. 142.5 feet to an iron pin; thence S. 18-15 E. 909 feet to a stake on bank of Beaverdam Creek; set back 25 feet from corner; thence up said creek as a line, S. 74-30 W. 320.5 feet to bend; thence N. 72-20 W. 88 feet to bend; thence N. 71-20 W. 95.7 feet to bend; thence N. 56-20 W. 105 feet to a birch on the south bank of creek; thence N. 73-45 W. 306 feet to an iron pin; thence N. 50-48 W. 273 feet to an iron pin; thence S. 79-15 W. 255 feet to the beginning corner. LESS, HOWEVER, from the above described boundary two lots of approximately one-half acre each on the community road conveyed to James Howard and Joan B. Howard

SEE Deed of Myra P. Wofe to Cecil Milton Hendricks, recorded in the RMC Office for Greenville County in Book 814, Page 285, Dated February 22, 1967.

THIS is a second mortgage and is junior in lein. to none.

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.

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