

MORTGAGE

THIS MORTGAGE is made this 15th day of September, 1983, between the Mortgagor, DONALD R. MEDCALF (herein "Borrower"), and the Mortgagee, CHARLES E. RIDDLE, whose address is Route 2, Woodruff, South Carolina 29388 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Three Thousand & no/100 (\$3,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 15, 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 DEMAND.

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 situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 19 as shown on a plat entitled "Final, Mountain Shadows" prepared by R. B. Bruce, dated April 28, 1969, of record in the Office of the RMC Of Greenville County in PLat Book 4N, Page 7, having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Plano Drive, and running thence S. 36-08 E., 125.5 feet to an iron pin at the intersection of Broomfield Drive and Plano Drive; running thence around said intersection (the chord of which is S. 6-17 W.) 36.9 feet to an iron pin on the Western side of Broomfield Drive; running thence down the Western side of Broomfield Drive, S. 49 W., 83.3 feet to an iron pin at the joint front corner of Lots 19 and 20; running thence down the joint line of said lots, N. 41 W., 150 feet to an iron pin; running thence N. 49 E. 121.2 feet to the point of beginning.

This being the identical property conveyed to the Mortgagor herein by deed of Home Improvement & Supply Co., Inc. dated June 1, 1972 and recorded in the RMC Office for Greenville County in Deed Book 945 at Page 368.

This mortgage being second and junior in lien to that certain mortgage in favor of First Federal Savings and Loan Association dated June 1, 1972 and recorded in Mortgage Book 1236 at Page 97, in the original amount of \$23,250.00.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF THE COUNTY OF GREENVILLE, SOUTH CAROLINA, ON SEPTEMBER 20, 1983.

which has the address of 2 Broomfield Drive, Greenville, South Carolina 29609 (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 seized 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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