

FILED
GREENVILLE S.C.
NOV 27 1983
JUNIOR WISLEY

First Federal of South Carolina
Post Office Box 100
Greenville, South Carolina 29602
MORTGAGE

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THIS MORTGAGE is made this 8th day of September, 1983, between the Mortgagor, Richard M. and Frankie C. Greer, (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 \$25,000.00 (Twenty-five Thousand and 00/100) Dollars, which indebtedness is evidenced by Borrower's note dated September 8th, 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 30th 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 lot of land situate, lying and being in Greenville County, South Carolina, and being shown as Lot #20 on a plat of Farmington Acres, recorded in the R.M.C. Office for Greenville County in Plat Book RR; at page 106-7 and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the southeasterly side of Claxton Drive at the joint front corner of Lots 19 and 20 and running thence with the common line of said lots, S. 37-15 E. 200 feet to an iron pin; thence N. 52-45 E. 100 feet to an iron pin on the western side of a 50-foot future street; thence with future street, N. 37-15 W. 175 feet to an iron pin; thence around a curve at the intersection of said street and Claxton Drive (the chord of which is N. 82-15 W.) 35.4 feet to an iron pin on the southeasterly side of Claxton Drive; thence with said Drive, S. 54-45 W. 75 feet to the point of beginning."

This being the same property conveyed to the mortgagor and recorded in the RMC Office for Greenville County on April 12, 1966 in Deed Book 796 at Page 77.

This is a second mortgage and is Junior in Lien to that mortgage executed by Richard M. Greer and Frankie C. Greer which mortgage is recorded in the RMC Office for Greenville County on April 12, 1966 in Book 1027 at Page 643.

which has the address of 112 Claxton Drive Greenville, South Carolina 29611 (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.