

FILED  
GREENVILLE S.C.

First Federal Savings and Loan Association  
Post Office Box 400  
Greenville, South Carolina 29602

Acct # 320715-8

VOL 1643 PAGE 309

JOHN W. WILKINSLEY  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 6th day of December,  
19 83, between the Mortgagor, Geoffrey A. Sayce and Mary P. Sayce

, (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 \$8,082.24 (Eight Thousand Eighty Two and 24/100-----) Dollars, which indebtedness is evidenced by Borrower's note dated December 6, 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 December 30, 1993.....;

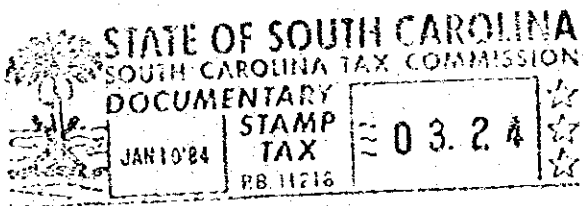
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 certain piece, parcel or lot of land with the buildings and improvements thereon lying and being on the easterly side of Sugarcane Court, near the City of Greenville, S. C., and being designated as Lot No. 28, on Map No. 7 of Sugar Creek, as recorded in the RMC Office for Greenville County, S. C. in Plat Book 7C, Page 15, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Sugarcane Court, joint front corner of Lots 28 and 29 and running thence along said Court N. 5-37-15 W. 100 feet to an iron pin, joint front corner of Lots 27 and 28; thence along the common line of said lots N. 84-22-45 E. 136.22 feet to an iron pin; thence S. 7-24-01 E. 100-05 feet to an iron pin, joint rear corner of Lots 28 and 29; thence along the common line of said lots S. 84-22-45 W. 139.33 feet to an iron pin on the easterly side of Sugarcane Court, the beginning corner.

This being the same property conveyed to the mortgagor by deed of Cothran and Darby Builders, Inc. and recorded in the RMC Office for Greenville County on 01/25/80 in Deed Book 1119 at Page 552.

This is a second mortgage and is Junior in Lien to that mortgage executed by Cothran and Builders, Inc. which is recorded in RMC Office for Greenville County on December 05, 1979 in Deed Book 1490 at Page 476.



which has the address of 102 Sugar Cane Court, Greer, (City)

South Carolina 29651 (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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