

GREENVILLE, S.C. 29602
First Federal of S.C.
P.O. Box 408
Greenville, S.C. 29602
FILED
FEB 3 11 30 AM '84
N.H. MOLEY

1647 344

MORTGAGE

THIS MORTGAGE is made this 3rd day of February, 1984, between the Mortgagor, Kenneth R. and Janice C. Prewitt, (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 Two Thousand Nine Hundred Eighty and 0/100's Dollars, which indebtedness is evidenced by Borrower's note dated February 28, 1988, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 28, 1988.

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 all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the state of South Carolina, County of Greenville, near Greenville, South Carolina, and being shown and designated on a Plat of "property of Charles A. Jones II and Joan G. Jones" prepared by Richard Wooten land surveying Co., on January 19, 1978, recorded in Plat Book 6L at page 59 in the R.M.C. Office for Greenville County and according to said Plat having the following metes and bounds to wit:

BEGINNING at an iron pin on the north-westerly edge of Razor drive 306.3 feet, more or less, from Tindel Road and running thence along the north-westerly edge of Razor drive N.71-15 W. 100 feet to an iron pin, thence N.18-07 E. 151.7 feet to an iron pin, thence S.72-50 E. 92.35 feet to an iron pin, thence S.15-30 W. 154.5 feet to an iron pin in the north-western edge of Razor drive to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Perry Schaffer and Dorothy O. Schaffer dated December 22, 1980, and recorded January 2, 1981 in the R.M.C. Office for Greenville County in Deed Book 1140, page 65.

This is a second mortgage and is junior in lien to that mortgage given by Charles A. Jones II & Joan G. Jones to N.C.M.B. Mortgage South Inc., dated 01-20-78 and recorded in the R.M.C. Office for Greenville County in Mortgage book 1421 at page 655. This mortgage was assigned to Federal National Mortgage Association recorded 02-27-78 in mortgage book 1424 at page 445.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
FEB-84
TAX
01.20

LOAN # 020-319269-8

which has the address of 10 RASOR DRIVE GREENVILLE,
(Street) (City)
SOUTH CAROLINA 29609 (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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