

GREENVILLE
AUG 11 2 03 PM '83
SOUTH CAROLINA

1620 558

MORTGAGE

THIS MORTGAGE is made this 10th day of August, 1983, between the Mortgagor, Robert H. Strange and Frances H. Strange (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 Twenty thousand three hundred sixty-two and 16/100 Dollars, which indebtedness is evidenced by Borrower's note dated _____, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August, 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 parcel or lot of land situated on the south side of Brookdell Drive about three miles northwest of the City of Greer, Oneal Township, Greenville County, South Carolina, and being Lot No. 7 of the property of Fred Bishop according to survey and plat by H. S. Brockman, Registered Surveyor, dated November 5, 1957, recorded in Plat Book EE, page 156, R.M.C. Office for Greenville County, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the south side of Brookdell Drive, and running thence along said Brookdell Drive, N. 79-00 E. 130 feet to the intersection of Bishop Avenue; thence along Bishop Avenue, S. 15-00 E. 200 feet to an iron pin, corner of Lots No. 7 and 8; thence along the line of same, S. 75-19 W. 142.7 feet to the rear corner of Lots Nos. 6 and 7; thence along the common line of these lots, N. 11-25 W. 208.7 feet to the beginning.

This is a portion of the property conveyed to the grantors herein by W. Dennis Smith by deed recorded in Deed Book 660, page 129, R.M.C. Office for Greenville County.

This property is subject to restrictions recorded in Deed Book 589, page 13, R.M.C. Office for Greenville County, and amended in Deed Book 634, page 158, R.M.C. Office for said County.

DERIVATION: See Deed of Soren D. Jorgensen and Tena B. Jorgensen to Robert H. Strange and Frances H. Strange, recorded in the R.M.C. Office for Greenville County in Book 683, Page 536, dated October 1, 1961.

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

which has the address of Brookdell Drive Greer
(Street) (City)
South Carolina (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 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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