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S.C.
10:30 PM '82
WASLEY

MORTGAGE

THIS MORTGAGE is made this thirtieth day of July, 1982, between the Mortgagor, Ezra D. Embler, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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").

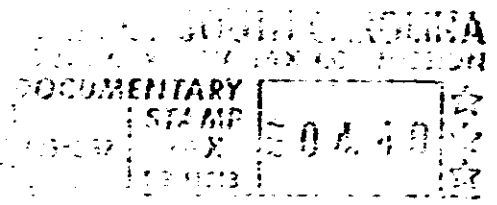
WHEREAS, Borrower is indebted to Lender in the principal sum of Eleven Thousand XXXXXXXX XXX Dollars, which indebtedness is evidenced by Borrower's note dated July 30, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 1992;

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, situate, lying and being in the State of South Carolina, County of Greenville, at the intersection of Tulane Avenue and Notre Dame, being known and designated as Lot 19 of a subdivision known as College Park as shown on a plat thereof being recorded in the R. M. C. Office for Greenville County in Plat Book QQ at Page 101 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Notre Dame Drive at the joint corner of Lots 19 and 21 and running thence with Notre Dame Drive, N. 42-48 E. 107.4 feet to a point; thence continuing with said drive, N. 48-30 E. 75 feet to a point; thence continuing with said drive, N. 49-38 E. 80 feet to a point; thence continuing with said drive as it intersects with Tulane Drive, following the curvature thereof, the chord of which is N. 05-19 E. 35.8 feet to an iron pin on the southwestern side of Tulane Avenue; thence with said avenue, N. 39-0 W. 70 feet to a point, thence continuing with said avenue, N. 42-58 W. 75 feet to an iron pin, joint front corner of Lots 19 and 20; thence with the joint line of said lots, S. 34-29 W. 286.6 feet to an iron pin in the line of Lot 21, S. 35-48 E. 110 feet to the beginning corner; being the same conveyed to me by C. C. Davis by deed Dated June 28, 1963 and recorded in the R. M. C. Office for Greenville County on July 1, 1963 in deed book number 726 on page 298.

This mortgage is junior in lien to that mortgage given by Ezra D. Embler to First Federal of South Carolina dated June 28, 1963, recorded July 1, 1963 in book 927 on page 19.



which has the address of 101 Tulane 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 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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