

FILED  
GP: SC S.C.  
DEC 10 12 06 PM '82  
DONNA W. WILKINSLEY  
R.M.C.

First Federal of S. C.  
P. O. Box 408  
Greenville, S. C. 29602

BOOK 1588 PAGE 501

### MORTGAGE

THIS MORTGAGE is made this Eighth day of December, 1982, between the Mortgagor, Gerald S. Quinn and Donna C. Quinn, (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 Twelve thousand Dollars, which indebtedness is evidenced by Borrower's note dated December 8, 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 January 1, 1983;

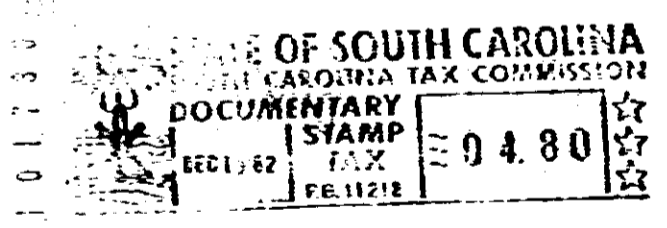
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, on the north side of Dellbrook Drive, being designated as Lot 7 on plat of Dellbrook Estates, recorded in the RMC Office for Greenville, S. C., in Plat Book 4-N, Page 40, and having, according to said plat, the following metes and bounds, to-wit;

Beginning at an iron pin on the north side of Dellbrook Drive at the joint corner of Lots 6 and 7 and runs thence along the line of Lot 6, N. 0-08 E., 230.9 feet to an iron pin; thence S 85-10 E., 95 feet to an iron pin; thence with the line of Lot 8, S. 12-44 E., 218.4 feet to an iron pin on the north side of Dellbrook Drive, thence along Dellbrook Drive following curvature thereof, S. 75-49 W., 50 feet to an iron pin; thence S. 88-30 W., 50 feet to an iron pin; thence continuing along Dellbrook Drive N 85-10 W., 44 feet to the beginning corner.

This is the same property conveyed to the mortgagors by deed of Walter F. Alewine, dated June 13, 1977 recorded June 14, 1977 in Deed Book 1058, Page 486.

This is a second mortgage and is junior in lien to that mortgage given by Gerald S. Quinn and Donna C. Quinn to First Federal Savings and Loan Association, dated June 13, 1977, recorded June 14, 1977 in Book 1400, Page 959.



which has the address of 107 Dellbrook Drive, Taylors, S. C. 29687,  
(Street) (City)  
(State and Zip Code) (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.

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