

FILED
GREENVILLE, S. C.
JAN 8 11 34 AM '83
DONN R. BAKERSLEY
R.M.C.

First Federal of South Carolina
Post Office Box 408
Greenville, South Carolina 29602

BOOK 1591 PAGE 77

MORTGAGE

THIS MORTGAGE is made this 3rd day of January, 1983, between the Mortgagor, Billy C. and Anne E. Hall, (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 \$10,291.39 (Ten thousand two hundred ninety-one and 39/100) Dollars, which indebtedness is evidenced by Borrower's note dated January 3, 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 January 1, 1993.....;

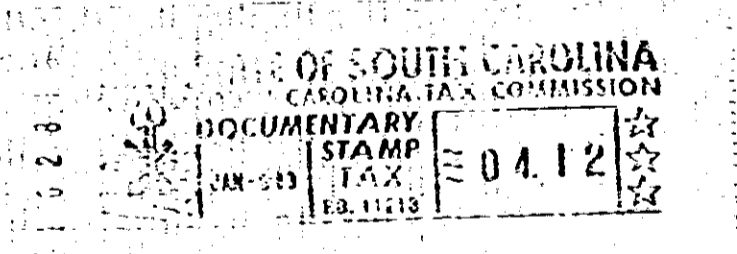
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown as Lot 12 on plat of Devenger Place recorded in Plat Book 4X at page 79 and having the following metes and bounds:

BEGINNING at an iron pin on Longstreet Drive at the joint front corner of Lot 11; thence with Longstreet Drive, S 27-37 E 84.2 feet to an iron pin at the intersection of Abbey Terrace; thence with said intersection S 4-51 W 40.1 feet to an iron pin on Abbey Terrace; thence with Abbey Terrace S 41-42 W 81 feet to an iron pin at joint front corner with Lot 13; thence with line of Lot 13, N. 37-51 W 177.7 feet; thence with line of Lot 11 N 74-42 E 131.9 feet to the beginning.

This being the same property conveyed to the mortgagor by deed of Montgomery, Inc. and recorded in the RMC Office for Greenville County on May 15, 1975 in Deed Book 1018 at Page 304.

This is a second mortgage and is Junior in Lien to that mortgage executed by Montgomery, Inc. to First Federal Savings and Loan Association which mortgage is recorded in the RMC Office for Greenville County on September 3, 1974 in Book 1321 at Page 439.



which has the address of 422 Lontstreet Drive Greer,
(Street) (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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