

FILED
GREENVILLE CO. S. C.
JAN 14 10 22 AM '83
DONNIE S. TANKERSLEY
R.M.C

BOOK 1591 PAGE 846

MORTGAGE

THIS MORTGAGE is made this 12th day of January, 1983, between the Mortgagor, Norris C. and Sandra S. Dunn, (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 12,364.26 (Twelve Thousand Three Hundred Sixty Four and 26/100 Dollars), which indebtedness is evidenced by Borrower's note dated January 12, 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 Feb. 1st, 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 piece, parcel or lot of land in Greenville County, South Carolina, lying and being in Greenville Township on the south side of Hilltop Drive and being known and designated as Lot 28 and the western three feet of Lot 29 of Shannon Terrace as shown on plat recorded in the RMC Office for Greenville County in Plat Book G. Pages 260-261, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at a point on the south side of Hilltop Drive at the joint corner of Lots 27 and 28 and running thence with Hilltop Drive N. 61 W. 53 feet to a point in the line of Lot 29; thence N. 29 E. 150 feet to a point in the rear line of Lot 29; thence S. 61 E. 53 feet to a point being the joint corner of Lots 27, 28, 34 and 35; thence with the dividing line of Lots 27 and 28, S. 29 W., 150 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of Mary J. Eleazer Reynolds (being the same person as Mary J. Eleazer) and recorded in the RMC Office for Greenville County on 7/5/77 in Deed Book 1059 at Page 849.

This is a second mortgage and is Junior in Lien to that mortgage executed by Norris C. and Sandra S. Dunn which mortgage is recorded in RMC Office for Greenville County on 7/5/77 in Book 1403 at Page 132.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
JAN 1983
04.96
FEB. 11 1983

which has the address of 104 Moultrie Street, Greenville, (City)
SC 29605 (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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