

P.O. Drawer 408
Greenville, S.C.
FILED
FEB 1 10 48 AM '83
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1593 PAGE 476

MORTGAGE

THIS MORTGAGE is made this 31st day of January, 1983, between the Mortgagor, Charles D. and Marian O. Rankin, (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 \$10,187.55 (Ten thousand one hundred eighty-seven and 55/100-----) Dollars, which indebtedness is evidenced by Borrower's note dated January 31, 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 February 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 piece, parcel or lot of land in Greenville County, South Carolina, being shown and designated as Lot 71, HOLLY TREE PLANTATION, SECTION III, as shown on a plat by Piedmont Engineers, Architects and Planners, dated October 11, 1978, and recorded in the RMC Office for Greenville County in Plat Book 6-H at Page 81, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the southern edge of Sagamore Lane at the joint corner of Lot 32, and running thence with the southern edge of Sagamore Lane, as follows: S. 74-00 E. 50 feet, S. 77-24 E. 50 feet, S. 83-00 E. 50 feet, S. 87-00 E. 25 feet to a point at the southwestern intersection of Sagamore Lane with Sagamore Court; thence with the western edge of Sagamore Court, as follows: S. 50-00 E. 39.9 feet, S. 13-00 E. 25 feet, S. 21-26 E. 50 feet, S. 29-00 E. 5 feet to the joint corner with Lot 72; thence with the joint line with Lot 72, S. 80-12 W. 274.38 feet to the joint corner with Lot 33; thence with the joint line with Lots 33 and 32, N. 10-08 E. 45 feet to a point; thence N. 14-13 E. 139.5 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of James P. McNamara and recorded in the RMC Office for Greenville County on July 6, 1982 in Deed Book 1169 at Page 711.

This is a second mortgage and is Junior in Lien to that mortgage executed by Charles D. and Marian O. Rankin to First Federal Savings and Loan Association which mortgage is recorded in the RMC Office for Greenville County on July 29, 1982 in Book 1576 at Page 410.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
FEB 04 1983

which has the address of 204 Sagamore Lane Simpsonville,
(Street) (City)
South Carolina 29681 (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.

0476

4326-RV-21