

GREENVILLE CO. S. C.
FEB 8 1 14 PM '83
DONNIE S TANKERSLEY
R.M.C

BOOK 1594 PAGE 140

MORTGAGE

THIS MORTGAGE is made this 7th day of February, 1983, between the Mortgagor, Roger J. Dean and Carol L. Dean, (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 Fifteen Thousand and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated 2-7-83, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1988;

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 situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lots No. 134 and 135, as shown on a plat of section No. 3, Colonial Hills, which plat is recorded in the Office of the RMC for Greenville County, South Carolina, in Plat Book BBB at Page 91, and reference to said plat is hereby craved for a metes and bounds description thereof.

This conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances, restrictions or protective covenants that may appear of record on the recorded plat or on the premises.

Beginning at an iron pin on the Northerly side of Ardmore Drive, which iron pin is the joint front corner of Lots No. 133 and 134, and running thence along the Northerly side of Ardmore Drive \$ 78-16 W. 210 feet to an iron pin the joint front corner of Lots No 135 and 136; thence N. 11-44 W. 185 feet to an iron pin; thence N. 67-29 E. 21.2 feet to an iron pin; thence N. 81-40 E. 180 feet to an iron pin; thence S. 14-41 E. 174.2 feet to an iron pin the point of beginning.

This being the same property conveyed to the mortgagor(s) herein by deed of Jim Williams Inc., and recorded in the RMC Office for Greenville County, on August 21, 1973, in Deed Book 983, and page 610.

This is a second mortgage and is junior in lien to that mortgage executed by Roger J. Dean and Carol L. Dean, in favor of Security Federal Savings and Loan Association, which mortgage is recorded in the RMC Office for Greenville County, in Book and page

which has the address of 13 Ardmore Drive Greenville,
(Street) (City)
Taylors SC 29687 (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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