

FILED  
P. O. Box 408 S.C.  
Greenville SC 29602

FEB 17 4 27 PM '83

BOOK 1595 PAGE 83

**MORTGAGE**

THIS MORTGAGE is made this 16th day of February, 1983, between the Mortgagor, Homer A. Idol and Jeanette A. Idol, (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 Seven Thousand Five hundred and no cents (\$7,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated Feb 16, 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 Mar 1, 1989

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, situate, lying and being on the northern side of Sagramore Lane, in Greenville County, South Carolina, being known and designated as Lot No. 72 on a plat of Camelot, Sheet 1 made by Piedmont Engineers and Architects, dated November 5, 1968, recorded in the RMC Office for Greenville county, South Carolina in Plat Book WWW at Page 46 and 47 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Sagramore Lane at the joint front corner of lots nos. 71 and 72 and running thence along the common line of said lots N. 2-20 W. 210.2 feet to an iron pin; thence S. 80-10 W. 137.9 feet to an iron pin on the eastern side of Lancelot Drive; thence along the eastern side of Lancelot Drive S. 3-47 E. 50 feet to an iron pin; thence continuing along the eastern side of Lancelot Drive S. 1-45 W. 100 feet to an iron pin; thence continuing with the eastern side of Lancelot Drive S. 13-01 W. 25 feet to an iron pin; thence with the intersection of Lancelot Drive and Sagramore Lane S. 38-07 E. 31.38 feet to an iron pin on the northern side of Sagramore Lane; thence with the northern side of Sagramore Lane S. 89-14 E. 55 feet to an iron pin; thence continuing with the northern side of Sagramore Lane N. 80-02 E. 75 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagor(s) herein by deed of Judson Clyde Turner and Jayne S. Turner, and recorded in the RMC Office for Greenville County, on 6-27-78, in Deed Book 1081, and Page 997.

This is a second mortgage and is junior in lien to that mortgage executed by Homer A. Idol and Jeanette A. Idol, in favor of First Federal of South Carolina, which mortgage is recorded in the RMC Office for Greenville County, in Book #1436, and page #361.

which has the address of 103 Lancelot Dr Simpsonville, S.C. 29681 (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 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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