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DONNIE S. TANKERSLEY  
R.M.C.**MORTGAGE**

THIS MORTGAGE is made this 25th day of February,  
1983, between the Mortgagor, Charles W. and Hazel L. Scales, Jr.

, (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 \$29,000.00 (Twenty-nine thousand and 00/100) Dollars, which indebtedness is evidenced by Borrower's note dated February 25, 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 March 1 1993

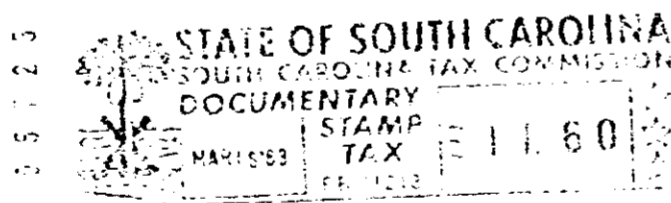
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, on the western side of Parkins Mills Road, in the City of Greenville, and being Lot #39 and a portion of Lot #39A as shown on a plat of the property of Tully P. Babb, recorded in Plat Book GG, at Pages 157-159, and according to a recent survey of said property is described as follows:

BEGINNING at a stake at the southwest corner of Skyview Drive and Parkins Mill Road, and running thence with the western side of Parkins Mill Road, S. 3-55 E. 28.1 feet and S. 6-05 E. 155.9 feet to an iron pin at the corner of Lot #38; thence with the line of Lots #38 and 38A, S. 85-38 W. 250 feet to a stake; thence N. 3-52 W. 236.7 feet to an iron pin on the southern side of Skyview Drive; thence with the southern side of said Skyview Drive, passing a concrete monument, S. 82-18 E. 250.8 feet to the beginning corner.

This being the same property conveyed to the mortgagor by deed of Emma L. Flinkingshelt on 10/23/58 and recorded on 11/11/58 in Deed Book 610 Page 147.

This is a second mortgage and is junior in lien to that mortgage executed by Charles W. Scales, Jr. and Hazel L. Scales to First Federal Savings and Loan Association on 9/2/65 and recorded on 9/8/65 in mortgage book 1007 page 41.



which has the address of 1002 Parkins Mill Road Greenville,  
(Street) (City)

South Carolina 29607 (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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