

FILED
GREENVILLE CO S.C.
APR 5 3 57 PM '83
DONNIE S. HANFERSLEY
R.M.C.

First Federal of South Carolina
Post Office Box 408
Greenville, South Carolina 29602

REC: 1830 PAGE 553

MORTGAGE

THIS MORTGAGE is made this 28th day of March, 1983, between the Mortgagor, Charles B. Teague and Luanne G. Teague, (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 \$10,000.00 (Ten thousand and 00/100) Dollars, which indebtedness is evidenced by Borrower's note dated March 28, 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 April 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 eastern side of Lancelot Drive, at the intersection of Lancelot Drive and Sagamore Lane, being shown and designated as Lot 32 on a Plat of CAMELOT, recorded in Greenville County RMC Office in Plat Book WW, at Page 46, and having according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Lancelot Drive, at the joint front corner of Lots 32 and 33, and running thence with the common line of said Lots, S. 84-23 E., 200 feet to an iron pin; thence N. 14-13 E., 139.5 feet to an iron pin on the southern side of Sagamore Lane; thence with said Lane, N. 70-10 W, 180.0 feet to an iron pin at the intersection of Lancelot Drive and Sagamore Lane; thence with a line at the intersection, S 67-16 W 38.82 feet to an iron pin on the eastern side of Lancelot Drive; thence with Lancelot Drive, S. 24-42 W 17.8 feet to an iron pin; thence continuing with Lancelot Drive, S. 11-15 W 90.0 feet to an iron pin; thence continuing with Lancelot Drive S 05-37 W, 59.0 feet to an iron pin at the point of beginning.

This being the same property conveyed to the mortgagor by deed of Marion F. and Sue W. Young and recorded in the RMC Office for Greenville County on April 19, 1977 in Deed Book 1054 at Page 890.

This is a second mortgage and is Junior in Lien to that mortgage executed by Charles B. and Luanne G. Teague to First Federal of SC which mortgage is recorded in the RMC office for Greenville County on April 19, 1977 in Book 1395 at Page 31.

which has the address of 410 Lancelot Drive Simpsonville,
(Street) (City)
South Carolina 29691 (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.