

FILED  
GREENVILLE CO. S.C.  
APR 18 1 50 PM '83  
DONNIE S. TANKERSLEY  
R.M.C.

BOOK 1602 PAGE 357

# MORTGAGE

THIS MORTGAGE is made this 13th day of April, 1983, between the Mortgagor, Samuel G. Rorex and Joy T. Rorex, (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 Sixteen Thousand and NO/100 (\$16,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 13, 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 May 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.

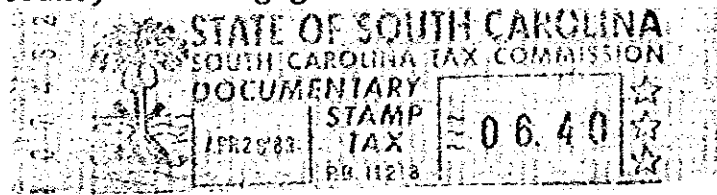
ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the east side of Westview Avenue, in the City of Greenville, being known and designated as Lot 14 and a portion of Lot 15 on plat of Section "A" Parkvale made by Dalton & Neves, June, 1940, and recorded in the R.M.C. Office for Greenville County in Plat Book K at Page 52 and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the east side of Westview Avenue at the joint front corner of Lots 13 and 14 and running thence along the common line of said lots S. 89-0 E., 163.2 feet to an iron pin; thence along the rear lines of Lots 4 and 5 S. 12-0 W., 114.8 feet to an iron pin; thence along the common line of the northern and southern portions of Lot 15 S. 86-53 W., 155.7 feet to an iron pin on the east side of Westview Avenue; thence along the said Westview Avenue N. 4-00 E., 50 feet to an iron pin; thence still with east side of Westview Avenue N. 12-00 E., 70 feet to an iron pin, the point of beginning.

This is the same property as conveyed to the Mortgagors herein by Deed of Richard Henry Johnson recorded in the R.M.C. Office for Greenville County in Deed Book 1036 at Page 841 on May 25, 1976.

This mortgage is junior in lien to that certain mortgage given by the Mortgagors herein to Collateral Investment Company recorded in the R.M.C. Office for Greenville County in Mortgage Book 1368 at Page 451 on May 25, 1976.

GC10  
3 APR 18 83 094



which has the address of 18 Westview Avenue Greenville, South Carolina,  
(Street) (City)  
(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.