

FILED
GREENVILLE S.C.

JUN 15 3 37 PM '83 MORTGAGE

DONNIE S. ...
R.M.C.

THIS MORTGAGE is made this twenty-seventh day of May, 1983, between the Mortgagor, Isaac F. Lewis & Ida C. Lewis, (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 five thousand and no/100ths (\$5000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 27th, 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 5/30/88;

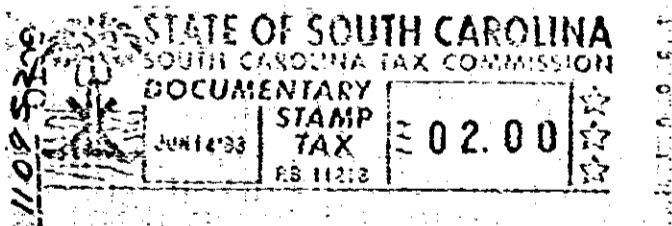
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, situate, lying and being in the State of South Carolina, County of Greenville, on the north-eastern side of Middleton Lane near the town of Mauldin, being shown as Lot No. 78 on plat of Windsor Park made by R.K. Campbell, Surveyor, March 29, 1960, recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book RR, Page 25, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Middleton Lane, joint front corner of Lots 77 and 78, and running thence with the joint line of said lots, N. 59-45E. 190 feet to an iron pin, joint rear of said lots; thence with the rear of Lots Nos. 78 and 82, N. 6-20 W. 109.5 feet to an iron pin, joint rear corner of Lots Nos. 78 and 79; thence with the joint line of said lots, S. 59-45 W. 145.6 feet to an iron pin on the northeastern side of Middleton Lane, joint front corner of said lots; thence with said lane, N. 30-15 W. 100 feet to an iron pin, point of beginning. (For source of title, see Deeds 710, page 168, 649, page 452 and 621, page 449.)

This is the same property conveyed to the mortgagors herein by deed of James P. Moore, and recorded in the RMC Office for Greenville County, on August 4th, 1965, in Deed Book 779, and page 274.

This is a second mortgage and is junior in lien to that mortgage executed by Isaac F. Lewis and Ida C. Lewis, in favor of First Federal of South Carolina, which mortgage is recorded in the RMC Office for Greenville County, in Book 1003, and page 253.



which has the address of 110 Swinton Drive Mauldin,
(Street) (City)
South Carolina, 29662 (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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