

FILED
GREENVILLE S.C.
JUN 29 2 46 PM '83
ROBERT FRANKLIN SMITH

MORTGAGE

THIS MORTGAGE is made this 29th day of June, 1983, between the Mortgagor, Robert Franklin Smith, (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 ten thousand, one hundred eighty three & 08/100 (10,183.08) Dollars, which indebtedness is evidenced by Borrower's note dated June 29, 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 June, 1993.....;

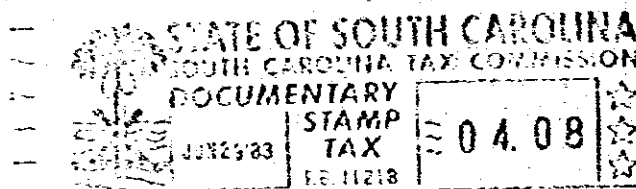
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, and being shown as Lot No. 32 of FORREST HILLS, a development of the Greer Community Post of the American Legion, #115, according to survey and plat by J. Q. Bruce, Registered Surveyor, dated October, 1955, recorded in Plat Book VV, page 59, R.M.C. Office for Greenville County, and having the following courses and distances:

BEGINNING at an iron pin, joint corner of Lots Nos. 31 and 32 on unnamed street, and running thence N. 22-19 E. 117 feet to the line of Lot No. 33; thence along the line of Lot No. 33, 164 feet to unnamed street; thence along said street, S. 32-49 W. 100 feet; thence along line of Lot No. 31 a distance of 142 feet to the point of beginning.

THIS is the same property conveyed to the mortgagor herein by James L. Hix by deed recorded in Deed Book 720, page 248, R.M.C. Office for Greenville County. July 18, 1943

THIS is a Second Mortgage and is junior in lein to that mortgage executed by Robert Franklin Smith to First Federal of South Carolina (formerly known as Greer Federal Savings and Loan Association), recorded in the RMC Office for Greenville County on July 18, 1963, in Book 928, Page 469.



which has the address of 103 Woodvale Circle Greer,
(Street) (City)
South Carolina 29651 (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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