

GREENVILLE
JUN 30 4 22 PM '83
CONTRACT

MORTGAGE

THIS MORTGAGE is made this 6th day of June, 1983, between the Mortgagor, Allen E and Lois L Quillen, (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 \$12,500.00 Dollars, which indebtedness is evidenced by Borrower's note dated June 6th, 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 6-93.....;

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 southeastern side of Tussock Road, being shown and designated as Lot No. 242 on a plat of DEL NORTE ESTATES, SECTION II, made by Piedmont Engineers & Architects, Surveyors, dated May 22, 1971, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-N, pages 12 and 13, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Tussock Road at the joint front corners of Lots Nos. 241 and 242 and running thence along the common line of said lots, S. 46-30 E., 127 feet to an iron pin; thence along the rear line of Lots Nos. 246 and 247, N. 43-30 E., 100 feet to an iron pin at the joint rear corner of Lots Nos. 242 and 243; thence along the common line of said lots, N. 46-30 W., 127 feet to an iron pin on Tussock Drive; thence along the southeastern side of Tussock Drive, S. 43-30 W., 100 feet to an iron pin, the beginning corner.

This being the same property conveyed to Allen E. Quillen and Lois L. Quillen by deed of Bobby G. Coston and Kitty R. Coston dated 9/28/74 and recorded 9/30/74 in Deed Book 1007 at Page 482 in the RMC Office of Greenville County.

This is a second mortgage and is junior in lien to that mortgage executed by Allen E. Quillen and Lois L. Quillen to First Federal Savings & Loan Association which mortgage is recorded in the RMC Office for Greenville County in Book 1323 at Page 609 and dated 9/28/74 and recorded 9/30/74. which has the address of 22 Tussock Road Greenville SC 29615, (Street) (City) SC 29615 (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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