

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

GREENVILLE S.C.
JUL 15 3 25 PM '83
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1616 PAGE 244

MORTGAGE

THIS MORTGAGE is made this 5th day of July, 1983, between the Mortgagor, Paul McIntosh Jr. and Mary J. McIntosh, (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 \$5,842.86 (Five Thousand Eight Hundred And Forty Two And 86/100 Dollars), which indebtedness is evidenced by Borrower's note dated July 5, 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 July 30, 1988.....;

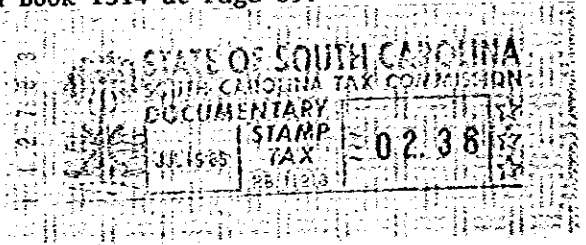
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 piece, parcel or lot of land situate, lying and being on the southern side of Fourth Day Street near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 23 on a Plat entitled "Canterbury Subdivision, Section II," dated July 17, 1972, prepared by Heaner Engineering Co., Inc., recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4R at page 32 and having according to said Plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Fourth Day Street at the joint front corner of Lots Nos. 22 and 23 and running thence with the line of Lot No. 22, S. 17-27-59 W. 140.17 feet to an iron pin; thence S. 75-24-51 E. 65.42 feet to an iron pin at the joint rear corner of Lots Nos. 23 and 24; thence with the line of Lot No. 24, N. 23-39-14 E. 135.85 feet to an iron pin on the southern side of Fourth Day Street; thence with the curve of Fourth Day Street, the chord of which is N. 71-13-28 W. 80 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of Fortis Enterprises, Inc. and recorded in the RMC Office for Greenville County on June 18, 1974 in Deed Book 1001 at Page 451.

This is a second mortgage and is Junior in Lien to that mortgage executed by Paul McIntosh, Jr. and Mary J. McIntosh which mortgage is recorded in RMC Office for Greenville County on June 18, 1974 in Book 1314 at Page 89.



which has the address of 112 Fourth Day Street, Piedmont (City), SC 29673 (State and Zip Code) (herein "Property Address");

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.

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