

GREENVILLE S.C.

AUG 3 12 20 PM '83

RECORDED

**MORTGAGE**

1513-332

THIS MORTGAGE is made this 26th day of July 1983, between the Mortgagor, Richard M. Mayer and Norma M. Mayer of South Carolina (therein "Borrower"), and the Mortgagee, First Federal Savings and Loan Corporation of South Carolina a corporation organized and existing under the laws of the State of South Carolina whose address is Suite 205, Weaver Plaza, 1301 York Road, Luthersville, Maryland 21093 (therein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of U.S. \$ 20,438.00 which indebtedness is evidenced by Borrower's note dated July 26, 1983 and extensions and renewals thereof (therein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on August 15, 1993.

TO SECURE to Lender 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, 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, being known and designated as Lot No. 3 on a plat of Merrifield Park, Section II, recorded in the RMC Office for Greenville County in Plat Book WW at page 51, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the East side of Connecticut Drive at the joint front corner of Lots 4 and 3 and running thence with Connecticut Avenue N 32-27 E, 120 feet to an iron pin at the joint front corner of Lots 3 and 2; thence with the line of Lot 2 S 57-33 E, 165 feet to an iron pin at the joint rear corner of Lots 3 and 2; thence S 32-27 W, 120 feet to an iron pin at the joint rear corner of Lots 3 and 4; thence with the line of Lot 4 N, 57-33 W, 165 feet to an iron pin, the point of beginning.

DERIVATION: Deed of Calvin L. Hudson and Anna T. Hudson recorded June 7, 1978 in Deed Book 1080 at page 688 in the Greenville County RMC Office.

This mortgage is junior and secondary in lien to that certain mortgage of Richard M. Mayer and Norma M. Mayer to First Federal Savings and Loan Association in the original sum of 55,900.00 recorded June 7, 1978 in Mortgage Book 1434 at Page 530 in the Greenville County RMC Office.

which has the address of 200 Connecticut Drive, Greenville, SC 29615

South Carolina (therein "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 and rents, all of which 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 for the leasehold estate if this Mortgage is on a leasehold are hereinafter 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, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.
2. Funds for Taxes and Insurance. Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (therein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

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