

First Federal of SC
P. O. Box 408
Greenville, South Carolina 29602

SEP 9 11 18 AM '83
DUNKIE S. TANKERSLEY
R.M.C.

BOOK 1624 PAGE 829

MORTGAGE

THIS MORTGAGE is made this 6 day of September, 1983, between the Mortgagor, Kenneth C. and Margaret D. Stewart, (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 Twelve Thousand and No/100-----(12,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated Sept. 6, 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 10-31-88.....;

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 piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, being shown as Lot 25, Section Three of Richmond Hille, plat of which is recorded in the RMC Office for Greenville, South Carolina, in Plat Book JJJ, at Page 81, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Tazewell Drive at the joint front corner of Lots 24 and 25 and running thence with the line of said lots, N. 54-37 E. 170 feet, thence S. 35-23 E. 90 feet; thence S. 54-31 W. 170 feet to a point on Tazewell Drive; thence with said Drive, N. 35-23 W. 90 feet to the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of Larry R. Smith and Carolyn H. Cureton (formerly Carolyn H. Smith) and recorded in the RMC Office for Greenville County on May 29, 1978 in Deed Book 1079 at Page 935.

This being a second mortgage and is junior in lien to that mortgage executed by Kenneth C. Stewart and Margaret D. Stewart to Collateral Investment Corporation in the RMC Office for Greenville County in Book 1433 at Page 368 and dated May 26, 1978 and being re-recorded on July 28, 1978 in Mortgage Book 1439 at Page 540.

RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA
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TAX \$04.80

which has the address of 10 Tazewell Drive, Greenville, South Carolina 29609,
(Street) (City)
(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 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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