

GREENVILLE
SEP 23 3 13 PM '83
COMM. REC. BRADLEY

1028 210

MORTGAGE

THIS MORTGAGE is made this 23rd day of September 1983 between the Mortgagors, P. Bradley Morrah, III and Linda J. Morrah (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 4,000.00 which indebtedness is evidenced by Borrower's note dated Sept. 23, 1983 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on September 15, 1988

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, together with improvements thereon, situate, lying and being on the south side of Walnut Street and the north side of Overbrook Road in the City of Greenville, Greenville County, South Carolina, and having the following metes and bounds according to plat entitled "Property of Mac Wilkins" dated October 24, 1961 by C. O. Riddle, Surveyor:

BEGINNING at an iron pin on the south side of Walnut Street at the northeastern corner of property now or formerly owned by Stasny; thence with the south side of Walnut Street, running N. 61-34 E. 81.2 feet to an iron pin; thence continuing N. 67-54 E. 106.35 feet to an iron pin; thence N. 51-07 E. 80.5 feet to an iron pin; thence with the right of way the connector between Walnut Street and Overbrook Road which curves to the right, the chord of which is S. 35-15 E. 40.8 feet to an iron pin; thence with the northern right of way of Overbrook Road, S. 23-13 W. 51 feet to an iron pin; thence S. 47-27 W. 133 feet to an iron pin; thence continuing with the northern right of way of Overbrook Road, S. 61-16 W. 98.9 feet to an iron pin at the southeastern corner of property now or formerly owned by Stasny; thence with the line of said Stasny property, N. 30-14 W. 78.65 feet to an iron pin; thence continuing in the same direction, 23.4 feet to an iron pin on the south side of Walnut Street, being the Point of Beginning.

Being the same property acquired by deed of Mac Wilkins dated June 30, 1980 and recorded in Deed Book 1130 at Page 236 on July 31, 1980, RMC Office of Greenville County.

This is a second mortgage junior in lien to a prior mortgage in the sum of \$47,500.00 executed by the Mortgagors in favor of South Carolina Federal Savings & Loan Association dated 7-31-80 recorded in REM Book 1509, Page 388

which has the address of 40 Walnut Street Greenville South Carolina 29607 (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 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 (or 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 (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

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