

Dec 12 12 35 PM '83

JOHN W. WILKINSLEY
R.M.C.

52-320155-6

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MORTGAGE

THIS MORTGAGE is made this 9th day of December, 1983, between the Mortgagor, Nina B. Parker, (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 Six Thousand Eighty Three and 44/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 9, 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 December 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, with all improvements thereon, situate, lying and being on the South side of Hazel Drive, near the City of Greenville, in Greenville County, S. C., being shown as a portion of Lots Nos. 10, 11 and 12 on plat of Addition to Pinhurst made by W. N. Willis, Engineer on September 10, 1949, recorded in the RMC Office for Greenville County, S. C. in Plat Book T, Page 399, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Hazel Drive in front line of Lot No. 11, said pin being 30 feet in an Easterly direction from the joint front corner of Lots 10 and 11, said pin also being at the corner of lot now or formerly of J. A. Cannon, Jr., and runs thence S 2-51 E 130 feet, more or less, to an iron pin in line of lot now or formerly of McMullen; thence along said McMullen line, N 79-0 E 150.2 feet to an iron pin; thence N 20-35 W 121.5 feet to an iron pin on the South side of Hazel Drive; thence along Hazel Drive, S 86-50 W 110 feet to the beginning corner.

This is the same property conveyed by John M. Flinn to Nina B. Parker on April 3, 1968 which was recorded at the Greenville County RMC Office in Book 841 and Page 211.

This is a second mortgage junior in lien to that mortgage recorded on October 31, 1967 to First Federal Savings & Loan Association at the Greenville County RMC Office in Mortgage Book 1075, Page 158.

which has the address of 12 Hazel Drive, Greenville, S. C. 29687 (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.

SOUTH CAROLINA — Form 4-75-ENR-EMRC UNIFORM INSTRUMENT and amendments ending Page 11

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