

FILED
GREENVILLE CO. S.C.

DEC 3 2 22 PM '84

MORTGAGE

VOL 1692 PK 455

THIS MORTGAGE is made this 3rd day of December, 1984, between the Mortgagor, John M. Badger and Dawn G. Badger, (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 Nine Thousand Five Hundred Eighty One and 88/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 3, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 30, 1991.....;

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 in Greenville County, State of South Carolina, Chich Springs Township, located about one mile northeast from Chick Springs, and being shown as Lots Nos. 9 and 10 on a plat of property made for Peter H. Wuest by R.K. Campbell, Surveyor, dated January 24, 1961, revised January 1963, to include Lots 9 and 10, original plat recorded in Plat Book AAA, page 141, Greenville County R.M.C. Office, and has the following courses and distances, to-wit:

BEGINNING at an iron pin on the west side of Badger Drive at the corner of lot marked "Peter H. Wuest", and runs thence along the line of said lot S. 65-25 W. 331.9 feet to center of Lick Creek (iron pin set off 13 feet on east bank); thence N. 62-00 W. 125.8 feet up the creek, the creek the line to corner of Lot No. 9; thence N. 65-03 W. 131.4 feet still with said creek to iron pin, iron pin set off on east bank on line of Conway Woods property; thence N. 65-25 E. 485.5 feet, more or less, along the line of Conway Woods to corner or end of Badger Drive; thence S. 24-25 E. 200 feet along the west side of Badger Drive to the beginning corner.

DERIVATION: This being the same Property conveyed to the mortgagor by deed of Johnny M. Badger and recorded in the R.M.C. Office of Greenville County dated November 2, 1965 in Book 786 Page 117.

THIS is a second mortgage and junior in lien to that mortgage executed by John N. Badger and Dawn G. Badger to First Federal Savings and Loan of South Carolina which mortgage is recorded in the R.M.C. Office of Greenville County in Book No. 1013 Page 550 Date Nov 12, 1965.

which has the address of Rt. 3, Badger Dr. Taylor,
(Street) (City)
South Carolina 29651 (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 seised 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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