

FILED
GREENVILLE CO. S. C.

JAN 20 9 23 AM '83

DONNIE S. TANKERSLEY
R.M.C.

First Federal of South Carolina
Post Office Box 408
Greenville, South Carolina 29602

BOOK 1592 PAGE 394

BOOK 82 PAGE 898

MORTGAGE

THIS MORTGAGE is made this 18th day of January, 1983, between the Mortgagor, C. Dan Joyner, (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 Eighty-eight Thousand Four Hundred Ten and forty/100 (\$88,410.40) Dollars, which indebtedness is evidenced by Borrower's note dated January 18, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of an iron pin on the eastern side of Charlbury Street, N. 19-56 W. 115 feet to an iron pin on the eastern side of Charlbury Street, joint front corner of Lots 23 and 24; thence along the joint line of said lots N. 70-04 E. 179.9 feet to an iron pin, joint rear corner of Lots 23 and 24; thence S. 19-50 feet to an iron pin, joint rear corner of Lots 23 and 22; thence along the joint line of said lots S. 70-04 W. 179.7 feet to the point of beginning.

This is the identical property conveyed to C. Dan Joyner by Elise W. Johnson by deed recorded simultaneously herewith. This mortgage is a second lien to none on the above described property.

9997
FILED
SEP 26 1993
Donnie S. Tankersley
23 Charlbury Street
Greenville
(City)

DEPARTMENT OF REVENUE
SOUTH CAROLINA
PROPERTY TAX COMMISSION
RECEIVED
SEP 26 1993

which has the address of 23 Charlbury Street Greenville (City) 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, 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.