

FILED
GREENVILLE S.C.
APR 13 2 29 PM '83
DONNIE S. HANLEY
R.M.C.

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

1601 883

MORTGAGE

THIS MORTGAGE is made this 5th day of April, 1983, between the Mortgagor, David J. and Norma P. Greene

, (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 \$12,000.00 (Twelve thousand and 00/100) Dollars, which indebtedness is evidenced by Borrower's note dated April 5, 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 May 1, 1993.....;

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 certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the eastern side of Holgate Drive, near the City of Greenville, being shown as Lot 18 on a plat of Wade Hampton Garden, s Section III, recorded in Plat Book YY at Page 179 and described as follows:

BEGINNING at an iron pin on the eastern side of Holgate Drive at the corner of Lot 19 and running thence with the curve of the eastern side of said drive, the chords of which are N. 33-24 E. 38 feet and N. 17-54 E. 62 feet to an iron pin at the corner of Lot 17; thence with the line of said lot, S. 73-15 E. 203 feet to an iron pin; thence S. 5-13 E. 110 feet to an iron pin; thence S. 65-27 W 95.3 feet to an iron pin at the corner of Lot 19; thence with the line of said lot, N. 53-25 W. 196 feet to the beginning corner.

This being the same property conveyed to the mortgagor by deed of David J. Greene and recorded in the RMC Office for Greenville County on January 24, 1974 in Deed Book 392 at Page 668. David J. Greene & Norma P. Greene received said property from W. G. Raines by deed dated January 18, 1965 and then David J. Greene deeded his $\frac{1}{2}$ interest to said property to Norma P. Greene by deed dated June 23, 1974 and recorded June 24 1974 in Deed Book 992 at Page 668.

This is a second mortgage and is Junior in Lien to that mortgage executed by David J. & Norma P. Greene to First Federal which mortgage is recorded in the RMC Office for Greenville County on May 18, 1965 in Book 995 at Page 51.

STATE OF SOUTH CAROLINA
RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY
ON MAY 18, 1965 IN BOOK 995 AT PAGE 51
STAMP 804 60

GCTO
APR 13 83

which has the address of 118 Holgate Drive Greenville,
South Carolina 29615 (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.

1000

74326