

FILED
GREENVILLE S.C.

APR 22 12 18 PM '83

DONNIE S. WATERSLEY
R.M.C.

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

BOOK 1603 PAGE 234

MORTGAGE

THIS MORTGAGE is made this 13th day of April, 1983, between the Mortgagor, John B. Vernon, III (same as John Bryan Vernon, III), (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 13, 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;

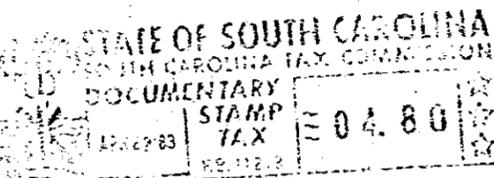
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 piece, parcel or lot of land, situate, lying and being on the northern side of Idlewood Drive (formerly known as East Pinehurst Drive), in the City of Greenville, Greenville County, South Carolina, being shown and designated as Lot NO. 25 and a portion of Lot No. 26 on a plat of the property of Helen M. Powe, made by W. J. Riddle, Surveyor, dated June, 1944, recorded in the RMC Office for Greenville County, SC in Plat Book P, Page 65, and having according to a more recent plat of the Property of John B. Vernon, 3rd, made by C. C. Jones, Engineer, dated May 23, 1977, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Idlewood Drive at the joint front corner of Lots Nos. 24 and 25 and running thence along the common line of said lots, N. 1-15 E. 245.8 feet to an iron pin; thence S. 87-32 1/2 W. 68.2 feet to a point in the line of Lot No. 26; thence a line through Lot 26 S 11-15 W. 242.9 feet to a point on the northern side of Idlewood Drive; thence with the northern side of Idlewood Drive, N. 89-52 W. 68.2 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of Ernest C. Garrett and recorded in the RMC Office for Greenville County on June 1, 1977 in Deed Book 1057 at Page 741.

This is a second mortgage and is Junior in Lien to that mortgage executed by John Bryan Vernon, III to Aiken-Speir, Inc. which mortgage is recorded in the RMC Office for Greenville County on June 1, 1977 in Book 1399 at Page 659.



which has the address of 23 Idlewood Dr Greenville,
(Street) (City)
South Carolina 29609 (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.