

FILED  
GREENVILLE S.C.  
DEC 22 4 47 PM '83

# MORTGAGE

THIS MORTGAGE is made this 15th day of December, 1983, between the Mortgagor, Bobbie D. Wernet, Thomas V. Wernet, Sr., and Edward L. Goodnough, Jr., (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").

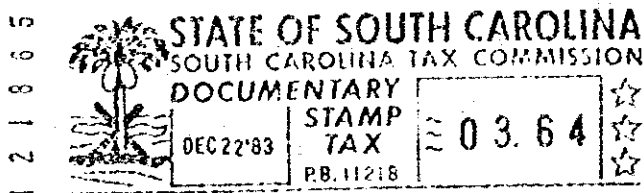
WHEREAS, Borrower is indebted to Lender in the principal sum of nine thousand & eighty-two and 64/100ths (\$9082.64) Dollars, which indebtedness is evidenced by Borrower's note dated 12-15-83, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 12-31-1992;

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 and tract of land with improvements thereon in Greenville County, State of South Carolina, known and designated as Lot 57 on a plat of "Addition to Knollwood Heights, Section 3" prepared by Piedmont Engineers and Architects, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book WWW at page 6, reference to which is hereby made for a more complete description by metes and bounds.

This is the same property conveyed to Thomas V. Wernet, Sr. and Charlene Wernet by deed of Donald E. Baltz, Inc., dated 09-03-71, recorded 09-07-71 in Deed Book 924 at Page 381. Thomas V. Wernet, Sr. subsequently conveyed an undivided 1/2 interest in the property to Edward L. Goodnough, Jr. as Trustee by deed dated 09-25-75 and recorded 09-26-75 in Deed Book 1024 at page 829. Charlene G. Wernet subsequently conveyed her remaining undivided 1/2 interest to Thomas V. Wernet, Sr. and Linda B. Wernet by deed dated 04-26-77 and recorded 04-26-77 in Deed Book 1055 at page 385. Linda B. Wernet subsequently conveyed her interest in the property to Thomas V. Wernet, Sr. by deed dated 09-29-81 and recorded 09-29-81 in Deed Book 1155 at page 931. Thomas V. Wernet, Sr. subsequently conveyed 1/2 of his undivided interest in the property to Bobbie D. Wernet by deed dated 05-12-83 and recorded 05-13-83 in Deed Book 1188 at page 225.

This is a second mortgage and is junior in lien to that mortgage executed by Thomas V. Wernet, Sr. and Charlene G. Wernet, in favor of First Federal Savings and Loan of South Carolina, which mortgage is recorded in the RMC Office for Greenville County, in Book 1205, and page 484.



which has the address of \_\_\_\_\_ (Street) Mauldin (City), SC 29662 (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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