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GREENVILLE S.C.

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JOHN S. WENSLEY  
R.M.C.

VOL 1643 PAGE 349

#070-320235-6

# MORTGAGE

THIS MORTGAGE is made this 6th day of January, 1984, between the Mortgagor, Henry P. Faasse and Ikuko Faasse

, (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").

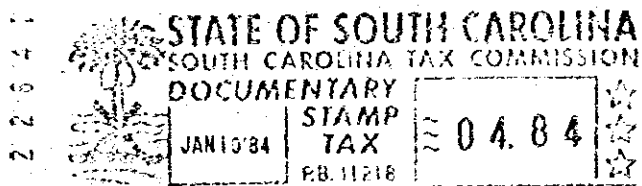
WHEREAS, Borrower is indebted to Lender in the principal sum of Twelve Thousand Ninty and 56/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 6, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 30, 1994.....;

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 the County of Greenville, State of South Carolina, at the southeasterly intersection of Edwards Mill Road and East Woodburn Drive, being shown and designated as Lot No. 51 on plat entitled "Final Plat, Seven Oaks" as recorded in the RMC Office for Greenville County, S.C., in Plat Book 4-R, at Page 6, and having such metes and bounds as shown thereon.

This being the identical property conveyed to the grantors herein by deed of Robert E. Hewitt and Helen W. Hewitt dated July 31, 1981 and recorded in the RMC Office for Greenville County, S.C. in Deed Book 1152, at Page 808.

This is a second mortgage and junior in lien to that mortgage executed by First Federal of South Carolina to Henry P. Faasse and Ikuko Faasse which mortgage is recorded in RMC Office of Greenville County in Book No. 1548 Page 680 dated 7-31-81.



which has the address of 2 E. Woodburn Dr. Taylors,

S. C. 29687 (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 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.

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