

FILED
GREENVILLE (THIS IS A SECOND MORTGAGE)

BOOK 1537 PAGE 627

DEC 1 2 39 PM '82 MORTGAGE

DONNIE BANKERSLEY
R.M.C.

THIS MORTGAGE is made this 29th day of November, 1982, between the Mortgagor, Mark William Bridges, (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 Three Thousand and No/100 (\$3,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated _____, (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 1, 1986.....;

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, with improvements thereon, lying and being on the westerly side of Dunham Bridge Road, and being shown as containing one acre on a plat entitled, "Survey for Mark Bridges and Sherri Bridges", made by Robert R. Spearman, dated August 1, 1978, ~~which is attached hereto and made a part hereof~~, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Dunham Bridge Road, joint front corner of other property of the Grantors and running thence S. 09-50 W. 112.5 feet to a nail and cap; thence N. 79-15 W. 350.99 feet to an iron pin in the rear line of Lot 31 of Lynnwood Acres; thence along a portion of the rear line of Lot 31, all of Lot 30, and a portion of the rear line of Lot 29 of Lynnwood Acres N. 36-32 E. 180 feet to an iron pin; thence S. 68-53 E. 275.39 feet to a nail and cap in the center of Dunham Bridge Road, the point of BEGINNING.

This conveyance is subject to all restrictions, setback lines, roadways, easements and rights-of-way, if any, affecting the above-described property.

This mortgage is second and junior in lien to that certain mortgage given to Mark Bridges and Sherri Bridges, dated May 24, 1979, and recorded in the R.M.C. Office for Greenville County in Mortgage Book 1467, at Page 521, on May 24, 1979, at 11:23 a.m., in the original amount of \$35,150.00.

Derivation: R. J. and Deva B. Littlejohn-Deed Book 1091 page 923 recorded Nov. 15, 1978 and Deed from Sherri Lisa Bridges recorded in Deed Book 1178 page 218 on Dec. 1, 1982.

RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF SOUTH CAROLINA
GREENVILLE, SOUTH CAROLINA
DOCUMENTARY
STAMP
NOV 20 1982

which has the address of Route #8, Old Dunham Bridge Road, Greenville, South Carolina 29611 (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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