

FILED  
GR... OF CO. S. C.  
JAN 24 2 41 PM '83  
DONNIE S. TANKERSLEY  
R.H.C

BOOK 1592 PAGE 571

# MORTGAGE

THIS MORTGAGE is made this 18th day of January, 1983, between the Mortgagor, Ronnie J. Oliver, (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 Thirteen Thousand Five Hundred and 00/100 (\$13,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 18, 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 February 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 in the City of Greer, Chick Springs Township, County of Greenville, State of South Carolina, designated as Lots No. 12 and 13 in Block A, on a plat of the D. D. Davenport Estate, prepared by H. B. Brockman, Surveyor dated October 17, 1940, and recorded in Plat Book K at page 69 in the RMC Office for Greenville county.  
LESS: That portion deeded to the Wesleyan Church by deed dated April 4, 1964, and recorded in Deed Book 746, page 208, being the rear portion of the above described lots.

This conveyance is subject to all restrictions, zoning ordinances, set-back lines, roadways, easements and rights of way of record, if any, affecting the above described lots.

DERIVATION: This being the same property conveyed to Ronnie J. Oliver by deed recorded December 1, 1982, deed book 1178, page 213.

This is a second mortgage and junior in lien to none.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY STAMP  
JAN 24 1983  
TAX  
\$ 05.40

SC10  
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4.0001

which has the address of 710 South Line Street Greer,  
(Street) (City)  
S. C. 29651 (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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