

GREENVILLE S.C.
MAR 14 3 28 PM '83
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1597 PAGE 791

MORTGAGE

THIS MORTGAGE is made this 9th day of March, 1983, between the Mortgagor, James W. Hannah and Cynthia J. Hannah, (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 and no/100-- (\$12,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 9, 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 April 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.

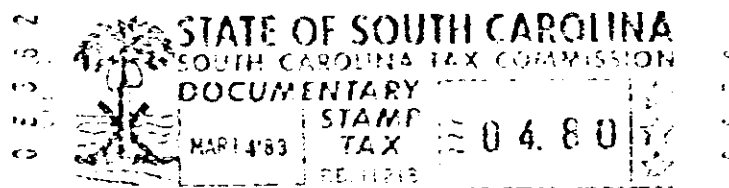
ALL that lot of land located in the State of South Carolina, County of Greenville near the City of Greer, being known and designated as Lot No. 124 on a plat of Belmont Heights, Section 1 and 2, prepared by Dalton and Neves, Engineers, dated July, 1970 and recorded in Plat Book "QQ" at pages 160 and 161 in the RMC Office for Greenville County. Said lot fronts on the southeasterly side of Taylor Road a distance of 114.8 feet.

LESS, HOWEVER, a small triangular shaped portion of the aforesaid lot 124 which is described as follows:

BEGINNING at an iron pin on the easterly side of Montclair Drive, joint front corner of Lots 123 and 124 and running thence with the joint line of said lots in an easterly direction 223.8 feet in a northerly direction to a point; thence in a westerly direction to the point of beginning.

DERIVATION: See Deed of Robert R. Wilkie and Evelyn P. Wilkie dated February 3, 1972 and recorded in the RMC Office for Greenville in Deed Book 935 page 347.

This is a second mortgage and is junior in lien to that mortgage executed by James W. Hannah and Cynthia J. Hannah to Greer Federal Savings and Loan now First Federal Savings and Loan of South Carolina recorded in Greenville County RMC Office in Mortgage Book 1185 Page 631 on April 71.



which has the address of 99 Montclair Road, Greer,
(Street) (City)
South Carolina 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 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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4328-RV-21