

FILED
GREENVILLE CO S.C.

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DONNIE S. TANNERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 18th day of March, 1983, between the Mortgagor, Donald J. & Judith L. Stottmeister, (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 \$5000.00 (Five thousand and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 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 April 1, 1988.....;

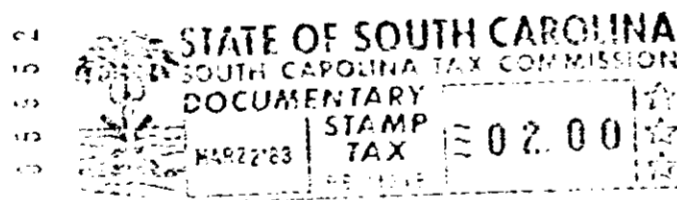
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 those certain pieces parcels or lots of land lying in the State of South Carolina, County of Greenville, shown as all of Lots 90 and 91, and a portion of Lots 92 and 93 on plat of Property of Cuttino Heirs, recorded in Plat Book J at Page 121 and having the following courses and distances:

Beginning at an iron pin on western side of Hallcox Street at joint front corner of Lots 89 and 90; thence with western side of Hallcox Street due North 92 feet to an iron pin at corner of lot heretofore conveyed to Inez Hall; thence with line of said lot in a southwesterly direction 135 to pin in rear line of lot 92, thence due south with rear line of lots 92, 91 and 90, 72 feet more or less to an iron pin at corner of lot 89; thence with line of 89, S. 79-54 E. 123.3 feet at an iron pin on Hallcox Street, at point of beginning.

This being the same property conveyed to the mortgagor by deed of James Theodore and recorded in the RMC Office for Greenville County on May 7, 1976 in Deed Book 1035 at Page 920.

This is a second mortgage and is Junior in Lien to that mortgage executed by Donald J. and Judith L. Stottmeister to James Theodore which mortgage is recorded in the RMC Office for Greenville County on May 7, 1976 in Book 1366 at Page 954.



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which has the address of 106 Hall Cox Street Greenville,
(Street) (City)

South Carolina 29609 (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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