

FILED  
GREENVILLE  
AUG 9 12 18 PM '83  
DONNIE W. WILEY  
First Federal of S. C.  
P. O. Box 408  
Greenville, S. C. 29602

1520-271

# MORTGAGE

THIS MORTGAGE is made this 3rd day of August, 1983, between the Mortgagor, James Welborn Williams, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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 Fifteen Thousand and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 1, 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 August 30, 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 certain piece, parcel or lot of land, situate and lying and being in the County of Greenville, State of South Carolina on the southwestern side of Thornwood Drive being shown a Lot # 65 on Plat # 2 of Thornwood Acred made by J. Mac Richardson surveyors, April, 1955, recorded in the RMC Office for Greenville County in Plat Book ~~MM~~ at Page 105. Referenced to said plat being craved for metes and bounds thereof.

The above described property was conveyed to the mortgagor by deed of O. Doyle Dyer and Marie L. Dyer, dated January 19, 1966 and recorded in the RMC Office of Greenville County January 20, 1966 in Deed Book 790 at Page 373.

The within mortgage is junior in lien to that certain note and mortgage given to Canal Insurance Company on Aptil 25, 1961 in the original amount of \$13,950.00 and recorded in the RMC Office for Greenville County on Aptil 25, 1961 in Mortgage Book 855 and at Page 549.

which has the address of 404 Thornwood Drive Taylors  
South Carolina 29687 therein "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.

SOUTH CAROLINA —

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RECORDED  
AUG 10 1983