

FILED
GREENVILLE S.C.
JUN 12 1983
R.M.C.

First Federal of South Carolina
Post Office Box 408
Greenville, South Carolina 29602

NO. 1639 PAGE 408

MORTGAGE

THIS MORTGAGE is made this 9th day of November, 1983, between the Mortgagor, Ralph R. Bennett and Jennie B. Bennett, (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 \$10,263.04 (Ten Thousand Two Hundred Sixty three and 04/100----- Dollars, which indebtedness is evidenced by Borrower's note dated November 9th, 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 November 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 piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 6 of Block M of Highland Subdivision, according to a plat thereof made by Dalton and Neves, Engineers, recorded in the RMC Office for Greenville County in Plat Book J at Page 193, said lot having a frontage of 58 feet on the western side of Florida Avenue, with a depth in parallel lines of 200 feet.

This being the same property conveyed to the mortgagor by deed of Elsie Brown Bentley and recorded in the RMC Office for Greenville County on 02/10/75 in Deed Book 1014 at Page 454.

This is a second mortgage and is Junior in Lien to that mortgage executed by Ralph R. Bennett and Jennie B. Bennett which mortgage is recorded in RMC Office for Greenville County on 11/26/80 in Book 1525 at Page 787.

which has the address of 306 South Florida Ave. 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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