

FILED  
GREENVILLE S.C.  
JAN 13 4 32 PM '83  
R.M.C.

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

VOL 1639 PAGE 681

# MORTGAGE

010-320671-0

THIS MORTGAGE is made this 18th day of November, 1983, between the Mortgagor, Kenneth E. Moore and Betty G. Moore, (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 \$4,580.84 (Four Thousand Five Hundred Eighty and 84/100 ---- Dollars, which indebtedness is evidenced by Borrower's note dated November 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 May 30, 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 that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, being known and designated as Lot #7, as shown on Plat of subdivision known as Grahl Court, according to plat thereof, recorded in the RMC Office for Greenville County in Plat Book XX, Page 73, and according to said Plat having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Grahl Court, N. 53-47 E., 36 feet to an iron pin, thence, S. 38-56 E., 28 feet to an iron pin, thence, N. 26-33 E. 184.8 feet to an iron pin, thence S. 77-45 W. 242 feet to an iron pin, thence S. 19-35 W., 30 feet to an iron pin, thence N. 45-15 W. 150 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of J. Eugene Boles and Elsie B. Boles and recorded in the RMC Office for Greenville County on 05/02/73 in Deed Book 973 at Page 643.

This is a second mortgage and is Junior in Lien to that mortgage executed by Kenneth E. Moore and Betty G. Moore which mortgage is recorded in RMC Office for Greenville County on 05/02/73 in Book 1274 at Page 249.

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which has the address of 14 Grahl Court, 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.

SOUTH CAROLINA — (1st Edition) — 4-75 — ENR/FORM UNIFORM INSTRUMENT with amendments ending Page 21

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