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GREENVILLE, S. C.

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OF SOUTH CAROLINA

ECO: 1557 PAGE 97

NOV 5 12 33 PM '81

MORTGAGE

BY: WILFERSLEY
M.C.

THIS MORTGAGE is made this 2nd day of November, 1981, between the Mortgagor, William J. Prosser, (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 \$10,000.00 (Ten thousand and 00/100) Dollars, which indebtedness is evidenced by Borrower's note dated November 2, 1981, (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 1, 1991;

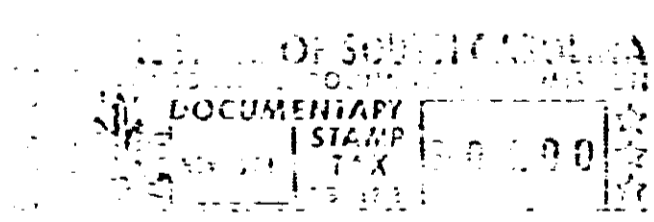
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, at the southwestern corner of Parker Road with Starsdale Circle, being shown and designated as Lot no. 1 on a plat of Starsdale Manor Subdivision, made by Dalton & Neves, Engineers, dated March, 1956, recorded in the RMC office for Greenville County, SC, in Plat Book NN, page 9, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Starsdale Circle at the joint corners of lots nos. 1 and 2 and running thence along the common line of said lots, S. 21-25 E., 148.1 feet to a point; thence N. 80-45 E., 70.7 feet to an iron pin on the western side of Parker Road; thence with the western side of Parker Road, N. 4-58 E., 127.8 feet to a point; thence with the curve of the southwestern corner of the intersection of Parker Road with Starsdale Circle, the chord of which is N. 39-05 W., 30.2 feet to a point; thence along the southern side of Starsdale Circle, S. 82-38 W., 80 feet to a point; thence continuing along said side of Starsdale Circle, S. 68-35 W., 40 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of Charles E. and Leola R. Wright and recorded in the RMC office for Greenville County on July 11, 1977 in Deed book 1060 at page 206.

This is a second mortgage and is Junior in Lien to that mortgage executed by William J. Prosser to American Federal which mortgage is recorded in RMC office for Greenville County in book 1403 at page 601 and recorded on July 11, 1977.



which has the address of 1 Starsdale Circle Greenville,

South Carolina 29609 (herein "Property Address");

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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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