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FIRST FEDERAL SAVINGS & LOAN ASSN. OF SOUTH CAROLINA

BOOK 1575 PAGE 385

# MORTGAGE

THIS MORTGAGE is made this 13th day of July, 1982, between the Mortgagor, Warren A. Elliott & Christine M. Elliott, (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 8,000.00 (Eight thousand dollars and no/100) Dollars, which indebtedness is evidenced by Borrower's note dated July 13, 1982, (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 1st, 1990;

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 to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown as Lot No. 334 on a plat entitled "Del Norte Estates, Section II" recorded in Plat Book 4N at pages 12-13 in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the western side of Scottswood Drive, formerly Marchant Road, at the joint front corner of Lot 333 and running thence with the line of Lot 333 S 74-59 W 141.9 feet to an iron pin; thence S 11-13 E 37.7 feet to an iron pin; thence S 77-47 W 15.1 feet to an iron pin; thence with the line of Lot 335 N 76-31 E 139 feet to an iron pin of the western side of Scottswood Drive, formerly Marchant Road; thence with the western side of said Drive S 14-16 E 95 feet to the beginning corner.

This being the same property conveyed to the mortgagor by deed of Ronald E. White and Anne F. White and recorded in the RMC Office for Greenville County on 6-23-77 in Deed Book 1059 at Page 138.

This is a second mortgage and is Junior in Lien to that mortgage executed by Warren A. Elliott & Christine M. Elliott which mortgage is recorded in RMC Office for Greenville County on 6-23-77 in Book 1402 at Page 19.

STATE OF SOUTH CAROLINA  
DOCUMENTARY STAMP  
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which has the address of 9 Scottswood Drive Greenville, South Carolina 29615 (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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