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# MORTGAGE

THIS MORTGAGE is made this 17 day of August, 1982, between the Mortgagor, William L. Dunn, Jr., (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 Thirteen Thousand & No/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 17, 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 Sept. 1, 1992 .....

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:

On the easterly side of Augusta Road, in the City of Greenville, South Carolina, being known and designated as the southern portion of Lot 110 and the northern portion of Lot 111, on plat of "Traxler Park", as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book F, at pages 114 and 115, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the easterly side of Augusta Road in the center of the front line of Lot 111; thence with the center of said lot N. 53-41 E. 346.1 feet to an iron pin in the center of the rear line of Lot 111 which pin is also in line of lot 114; thence with the line of Lot 114 N. 2-40 W. 45.5 feet to an iron pin in line of Lot 110; thence with the line of Lot 110 N. 53-41 E. 38 feet to an iron pin at the rear corner of Lots 110 and 114; thence with the rear line of Lot 110 N. 54-08 W. 41.2 feet to an iron pin in rear line of Lot 110; thence on a line through Lot 110 S. 53-41 W. 392.1 feet to an iron pin on the easterly side of Augusta Road which pin is in front line of Lot 110 and being N. 36-24 W. 37.5 feet from the joint front corner of Lots 110 and 111; thence with the easterly side of Augusta Road S. 36-24.E 75 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Frank M. Branyon dated the 1st day of March, 1976 and recorded in the R.M.C. Office for Greenville County on the 1st day of March, 1976 in Deed Book 1032 at Page 347.

This property is junior in lien to that certain mortgage executed by William L. Dunn, Jr. in favor of First Federal Savings and Loan Association of South Carolina in the original amount of \$ 30,500.00, dated the 1st day of March, 1976 and recorded in the R.M.C. Office on the 1st day of March, 1976 in mortgage Book 1361 at Page 309.

which has the address of 2639 Augusta Road, Greenville, South Carolina 29605  
(Street) (City)  
(herein "Property Address");  
(State and Zip Code)

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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