

FILED
GREENVILLE CO. S. C.

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MORTGAGE

BOOK 1584 PAGE 943

THIS MORTGAGE is made this 28th day of October 1982 between the Mortgagor, Sherman A. Dye and Sandra V. Dye (herein "Borrower"), and the Mortgagee, Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is Post Office Box 10148, Greenville, South Carolina 29603 (herein "Lender").

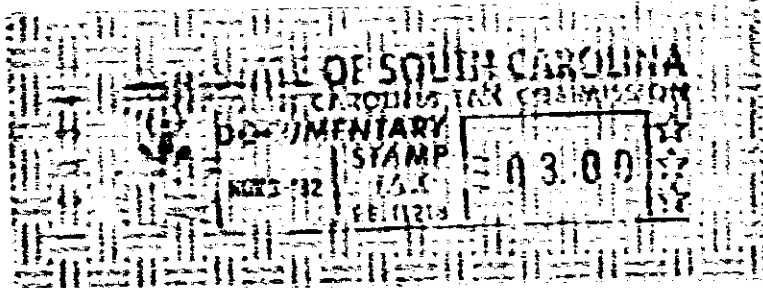
WHEREAS Borrower is indebted to Lender in the principal sum of Seven Thousand Five Hundred and No/100 (\$7,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 28, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 1989.

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 with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina on the eastern side of Dellwood Drive, and being known and designated as Lot No. 136 according to a plat of the property of Central Development Corporation prepared by Dalton and Neves Engineers dated October, 1951 and recorded in the RMC Office for Greenville County in Plat Book BB at pages 22 and 23, reference to said plat is made for the metes and bounds thereof.

This being the same property conveyed to the Mortgagors herein by deed of Robert E. Harrison, individually and as Executor of the Estate of Phyllis H. Harrison recorded in the RMC Office for Greenville County, S.C. on May 31, 1977 in Deed Book 1057, page 573.

This mortgage is junior in rank to that certain first mortgage given by Sherman A. Dye and Sandra V. Dye to Carolina Federal Savings & Loan Association in the amount of \$24,500.00 dated May 31, 1977 recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1399, page 395.



which has the address of 318 Dellwood Drive, Greenville, South Carolina 29609 (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 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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