

Nov 23 10 34 AM '82
JONNIE S. TANKERSLEY, R.M.C.
P. O. Box 408
Greenville, SC 29602

REC 1586 728

MORTGAGE

THIS MORTGAGE is made this 18th day of November, 19 82, between the Mortgagor, Calvin E. Watson and Sandra K. Watson, (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 Ten thousand and no cents (\$10,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated 11-18-82, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 12-01-87

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 known and designated as Lot No. 8 of Section 2 of SHILOH ESTATES, as shown on plat dated March 10, 1973, prepared by T. H. Walker, Jr. and having according to said plat the following metes and bounds, to wit:

Beginning at an iron pin on the northern side of McCall Road at the joint front corner of property of Paul B. Costner, Sr. and running thence N. 10-10 E., 222.1 feet to an iron pin at the joint line of Lots 7 and 8; thence S. 79-50 E., 175 feet to an iron pin on the Western side of Shiloh Lane; thence with the western side of Shiloh Lane, S. 10-10 W., 193.8 feet to an iron pin at the intersection of Shiloh Lane and McCall Road; thence with the intersection of said roads, S. 54-40 W., 35.6 feet to an iron pin on McCall Road; thence with the line of McCall Road, N. 80-51 W., 150 feet to the point of beginning.

This is the same property conveyed to the mortgagors by Deed of Katherine S. Lee recorded May 11, 1978 in Deed Book 1078 at page 993 in the RMC Office for Greenville County.

This is a second mortgage and is junior in lien to that mortgage executed by Calvin E. Watson and Sandra K. Watson, in favor of First Federal Savings and Loan of SC, which mortgage is recorded in the RMC Office for Greenville County in Book 1431 and page 749.

STATE OF SOUTH CAROLINA
RECORDS AND DEEDS DIVISION
DOCUMENTARY STAMP
NOV 23 1982
\$ 4.00

which has the address of Rt 14 (Lot 8) Shiloh Lane Greenville, South Carolina 29607 (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 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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