

GREENVILLE CO. S. C.
JAN 13 11 43 AM '83
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1591 PAGE 721

MORTGAGE

THIS MORTGAGE is made this 11th day of January, 1983, between the Mortgagor, Arthur L. Tinsley, (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 FOUR THOUSAND AND FIVE HUNDRED DOLLARS AND NO /100 Dollars, which indebtedness is evidenced by Borrower's note dated Jan. 11, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 2-1-87.....;

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 lot of land lying in the State of South Carolina, County of Greenville, on the western side of Havenhurst Drive shown as Lot #87 on a plat of Homestead Acres, Section II, recorded in the RMC Office for Greenville County in Plat Book XX at Page 143 and being further described as follows:

BEGINNING at an iron pin on the western side of Havenhurst Drive at the joint corner of Lots #88 and #87 running thence along the line of Lot #88 S87-50 W 235.8 feet to a branch; thence along the meanders of the said branch S 5-03 W 90.7 feet to the corner of Lot #86; thence along the line of Lot #86 N 87-50 E 247.2 feet to an iron pin on the western side of Havenhurst Drive; thence along Havenhurst Drive N 2-10 W 90 feet to the point of beginning.

Being subject to certain protective covenants and easements as will appear by reference to the public records in the RMC Office for Greenville County. Being the same property conveyed to Charles Ray Vehorn et al by deed recorded in Deed Book 793 at Page 599.

As part of the consideration for the foregoing conveyance, the grantee assumes and agrees to pay the outstanding balance on a note and mortgage from Charles Ray Vehorn et al to Aiken Loan and Security Company in the principal sum of \$16,800.00 dated March 9, 1966, recorded in Mortgage Book 1024 at Page 571 and having a present balance of \$16,395.35 Recorded January 18, 1968 at 4:42 P.M. # 19371

See Deed of Charles Ray Vehorn and Rita D. Vehorn dated Jan. 17, 1968, recorded in RMC Office of Greenville County Deed Book 836 Page 341.

This is a second mortgage and junior in lien to that mortgage executed by Arthur L. Tinsley to Bankers Mortgage of Florence, formerly Aiken Loan and Security Co., which mortgage is recored in RMC Office of Greenville County in Book No 1024 at Page 571 dated 9 Mar 66 which has the address of 401 Havenhurst Dr., Taylors, S.C. 29687,
(Street) (City)

(State and Zip Code) (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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