

GREENVILLE CO. S. C.
FILED
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DONNIE S. TANKERSLEY
R.M.C.

First Federal of South Carolina
Post Office Box 408
Greenville, South Carolina 29602

BOOK 1593 PAGE 484

MORTGAGE

THIS MORTGAGE is made this 28th day of January, 1983, between the Mortgagor, Patricia Arnold Lusk (same as Pat Arnold Lusk), (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 \$12584.12 (Twelve thousand five hundred eighty-four and 12/100-----) Dollars, which indebtedness is evidenced by Borrower's note dated January 28, 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 July 27, 1983

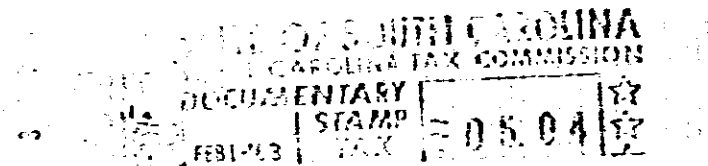
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, at the southwestern corner of the intersection of Quail Hill Drive, with East Parkins Mill Road, being shown and designated as Lot No. 21 of Quail Hill Estates, and shown on a plat of the property of Thomas B. Huguenin and T. F. Huguenin, Jr., prepared by Campbell & Clarkson Surveyors, Inc. dated April 24, 1969 and recorded in the RMC Office for Greenville County, SC in plat book TTT page 201, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Quail Hill Drive, at the joint corner of Lots Nos. 21 and 22, and running thence along the line of Lot No. 22, S. 48-36 W. 250 feet to an iron pin; thence along the line of property now or formerly of Sallie Huguenin, N. 41-24 W. 133.4 feet to an iron pin on the southern side of East Parkins Mill Road; thence with the southern side of East Parkins Mill Road N. 50-58 E 227.2 feet to an iron pin in the curve of East Parkins Mill Road and Quail Hill Drive; thence with the curve thereof, the chord of which is N. 89-22 E. 32.7 feet to an iron pin on the western side of Quail Hill Drive; thence with said said of Quail Hill Drive S. 41-24 E. 142.2 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of William W. Wilkins, Jr. and Carolyn A. Wilkins and recorded in the RMC Office for Greenville County on June 30, 1983 in Deed Book 1150 at Page 842.

This is a second mortgage and is Junior in Lien to that mortgage executed by Pat Arnold Lusk to Bankers Trust which mortgage is recorded in the RMC Office for Greenville County on June 29, 1982 in Book 1573 at Page 887.



which has the address of 37 Quail Hill Drive Greenville,
(Street) (City)
South Carolina 29607 (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.