

FILED
GREENVILLE, S.C.

BOOK 1595 PAGE 438

FEB 22 3 27 PM '83

MORTGAGE

DONNIE TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 16th day of February, 1983, between the Mortgagor, Gloria Jean Davis, formerly Gloria Jean Cogdill, (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 Thirty Thousand and No/100 (~~(\$30,000.00)~~) Dollars, which indebtedness is evidenced by Borrower's note dated February 16, 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 March 1, 1998;

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 in the County of Greenville, State of South Carolina, on the westerly side of New Haven Drive, being shown and designated as Lot No. 93, on plat of Section 2, Merrifield Park, recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book "WWW" at Pages 50 and 51 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of New Haven Drive at the joint front corner of Lots Nos. 93 and 94, and running thence along the common line of said lots, N. 43-41 E. 164.65 feet to an iron pin; thence N. 45-34 E. 44.9 feet to an iron pin; thence N. 49-33 E. 79.4 feet to an iron pin at the joint rear corner of Lots Nos. 92 and 93; thence along line of Lots Nos. 92 and 93, S. 40-27 E. 165 feet to an iron pin on New Haven Drive; thence along New Haven Drive, S. 49-33 W. 79.4 feet to an iron pin; thence continuing along the westerly side of New Haven Drive, S. 45-32 W. 35.6 feet to an iron pin, the point of beginning.

The is the same property conveyed to Gloria Jean Cogdill, now Gloria Jean Davis by deed of John Alex Cogdill dated the 21st day of July, 1976 and recorded in the R.M.C. Office on the 23rd day of July, 1976 in Deed Book 1040 at Page 74.

This is a second mortgage and is junior in lien to that mortgage executed to First Federal Savings and Loan Association of South Carolina, which mortgage is recorded in the R.M.C. Office for Greenville County in Mortgage Book 1362 at Page 928.

which has the address of 9 New Haven Drive Greenville,
(Street) (City)
South Carolina 29615 (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.

STATE OF SOUTH CAROLINA
REVENUE DEPARTMENT
DOCUMENTARY STAMP TAX
FEB 21 1983
PP. 11218
112.00

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