

FEB 20 11 06 AM '83
 JOHN : AN PERSLEY
 R.M.C.

MORTGAGE

THIS MORTGAGE is made this 18th day of February, 1983, between the Mortgagor, George W. and Sheryl C. Farquhar, (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 FIVE THOUSAND SEVEN HUNDRED and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated 2-18-83, (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, 1986;

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.

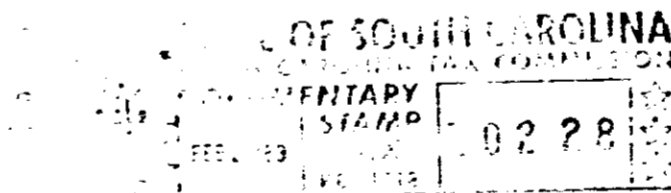
All that piece, parcel or lot of land lying in the County of Greenville, State of South Carolina, being shown as Lot 10 on plat of Forestdale Heights, which plat is recorded in Plat Book KK, at page 193 and revised in Plat Book KK at page 199, and having such courses and distances as will appear by reference to said latter plat.

This is the same property conveyed unto the Grantors herein by deed of Phillip C. Burnett and Susan M. Burnett, recorded in Deed Book 1042, at page 989, on September 17, 1976.

This conveyance is subject to all easements, rights of way and restrictions affecting same appearing upon the public records of Greenville County.

See deed of Tony James McNeill and Patricia Williams McNeill dated September 5, 1980 and recorded in RMC Office for Greenville County in Deed Book No. 1132 at page 654.

This is a second mortgage and junior in lien to that mortgage executed by George W. Farquhar and Sheryl C. Farquhar to 1st Federal of S.C. which mortgage is recorded in RMC Office of Greenville County in Book No. 1514 page 734 dated Sept. 4, 1980



which has the address of 15 Forestdale Dr., Taylors, S.C. 29687

(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 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.

0490

4328 RV 21