

GREENVILLE

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DONNIE S. TANKERSLEY  
R.M.C.

# MORTGAGE

BOOK 1597 PAGE 367

THIS MORTGAGE is made this 28th day of February 1983, between the Mortgagor, S. Danny C. Mills and Carolyn T. Mills, (herein "Borrower"), and the Mortgagee, **SOUTHERN FLEET INVESTMENT COMPANY, INC. FINANCIAL CENTER, INC.** a corporation organized and existing under the laws of SOUTH CAROLINA whose address is Mauldin Square, Mauldin, S. C. 29662 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of ELEVEN THOUSAND ONE HUNDRED SIX & 99/100 (\$11,106.99) Dollars, which indebtedness is evidenced by Borrower's note dated February 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 March 4, 1990

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 improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Gantt Township, being known and designated as Lot No. 180 on plat of Augusta Acres, property of Marsmen, Inc., recorded in the RMC Office for Greenville County in Plat Book S at Page 201 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Henderson Avenue, joint corner of Lots Nos. 179 and 180 and running thence with the line of Lot No. 179, N. 1-56 W., 239.5 feet to an iron pin; thence with the rear of Lot No. 167, S. 86-52 W., 100 feet to an iron pin, joint corner of Lots Nos. 180 and 181; thence with the line of Lot No. 181, S. 1-56 E., 230.5 feet to an iron pin on the north side of Henderson Avenue; thence with the north side of Henderson Avenue, S. 88-04 E. 100 feet to an iron pin, the POINT OF BEGINNING.

This being the same property conveyed to the mortgagors herein by Deed of Charles Bennett, dated May 20, 1971 and recorded in the RMC Office for Greenville County in Deed Book 915, at Page 528.

This mortgage is junior in lien to that mortgage given by the mortgagors herein to Aiken Loan & Security Company dated May 20, 1971 and recorded in the RMC Office for Greenville County in Book 1191, at Page 397, which mortgage was assigned to Federal National Mortgage Association on May 20, 1971, and recorded in the RMC Office for Greenville County in Book 1191, at Page 401.



which has the address of 117 Henderson Ave. Greenville, S. C. 29605  
[Street] [City]  
..... (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 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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