

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

BOOK 1597 PAGE 711

FILED
GREENVILLE CO. S. C.

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DONNIE S. TANNERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 8th day of March,
1983, between the Mortgagor, Bobby G. and Elizabeth J. Howell

, (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").

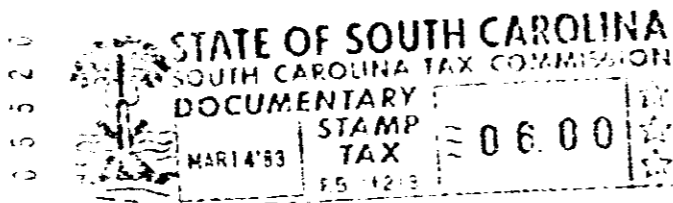
WHEREAS Borrower is indebted to Lender in the principal sum of \$15,000.00 (Fifteen thousand and 00/100) Dollars, which indebtedness is evidenced by Borrower's note dated March 8, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 1993;

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, together with all buildings and improvements, situate, lying on the southern side of Cochran Drive in Greenville County, South Carolina, being shown and designated as Lot Nos. 18A and 19A on a plat of Cochran Heights, made by C.O. Riddle, dated November 1952, revised July 2, 1959, recorded in the RMC Office for Greenville County SC in Plat Book UU, Page 37, reference to which is hereby craved for the metes and bounds thereof.

This being the same property conveyed to the mortgagor by deed of T. C. Bishop and recorded in the RMC Office for Greenville County on July 15, 1977 in Deed Book 1060 at Page 693.

This is a second mortgage and is Junior in Lien to that mortgage executed by Bobby G. and Elizabeth J. Howell which mortgage is recorded in the RMC Office for Greenville County on July 15, 1977 in Book 1404 at Page 118.



which has the address of 4 Cochran Drive Greenville,
(Street) (City)
South Carolina 29611 (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.

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