

STATE OF SOUTH CAROLINA
SOUTH CAROLINA DEPARTMENT OF REVENUE
DOCUMENTARY STAMP TAX \$08.04
MAR 14 1983

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

BOOK 1597 PAGE 832

GREENVILLE CO S.C
MORTGAGE
MAR 14 1983

DONNIE S. TANNERSLEY
R.M.C.

THIS MORTGAGE is made this 11th day of March,
1983, between the Mortgagor, David B. and Carol R. Mann

, (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 \$20,012.04 (Twenty thousand and twelve and 04/100-----) Dollars, which indebtedness is evidenced by Borrower's note dated March 11, 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 September 12, 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 to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the northeasterly side of Forest Lane, in the City of Greenville, being shown and designated as Lot No. 23 on Plat of Meyers Park, Section 2, prepared by CO Riddle, Surveyor, dated September, 1976 recorded in the RMC Office for Greenville County in Plat Book 5-P at Page 54, and revised Plat dated November 10, 1976 recorded in the RMC Office for Greenville County in Plat Book 5-P at Page 57, and having, according to said Plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Forest Lane at the joint front corner of Lots 23 and 24 and running thence with the line of Lot No. 24 N. 42-22 W., 175.28 feet to an iron pin at the rear corner of the premises herein described and property now or formerly of Knollwood Subdivision; thence along the property known as Knollwood Subdivision, N. 71-35 E. 13.63 feet to an iron pin; thence continuing along property known as Knollwood Subdivision N. 35-28 E. 80.87 feet to an iron pin at the joint rear corner of Lots 22 and 23; thence along line of Lot No. 22 S. 54-32 E. 170 feet to an iron pin on Forest Lane; thence along Forest Lane the following courses and distances: S. 35-28 W. 66 feet to an iron pin; thence S. 41-32 W. 63.16 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of HBA Properties, Inc. recorded December 6, 1976 in the RMC Office for Greenville County in Deed Book 1047 at Page 292.

This is a second mortgage and is Junior in Lien to that mortgage executed by David B. and Carol R. Mann to First Federal of South Carolina which mortgage is recorded in the RMC Office for Greenville County on July 26, 1977 in Book 1405 at Page 117.

which has the address of 23 Forest Lane Greenville,
(Street) (City)
Greenville, SC 29605 (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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