

MAR 21 11 03 AM '83

DONNIE S. AMPENLEY  
R.M.C.

## MORTGAGE

THIS MORTGAGE is made this 7th day of March, 1983, between the Mortgagor, William S. and Anne T. Watson, (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 5,686.13 (Five thousand six hundred Eighty Six and 13/100) Dollars, which indebtedness is evidenced by Borrower's note dated March 7, 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 April 1, 1989

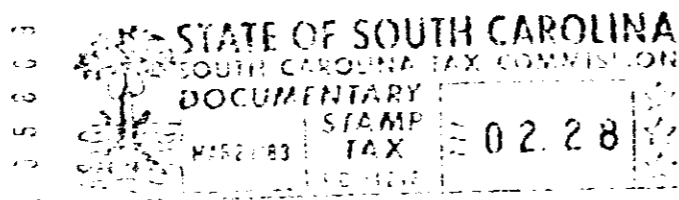
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 situate, lying and being in the City of Greenville, Greenville County, South Carolina, and being shown as Lot 47 and the easterly one-half of Lot 46 on a plat of Section A, Gower Estates, plat of which is recorded in the RMC Office for Greenville County in Plat Book QQ, Pates 146-7 and having metes and bounds as shown on said plat.

This conveyance is subject to all restrictions, setback lines, roadways, easements and rights of way, if any, appearing of record, on the premises, or on the recorded plat, which affect the property hereinabove described.

This being the same property conveyed to the mortgagor by deed of Lucius M. Cline, III and Annette O. Cline dated Nov. 19, 1979 and recorded in the RMC Office for Greenville County in Deed Book 1116 at Page 337 on November 26, 1979.

This is a second mortgage and is junior in lien to that mortgage given by William Stephen Watson and Anne T. Watson to Fidelity Federal dated November 19, 1979 recorded November 26, 1979 in mortgage book 1489 at page 309.



which has the address of 411 Don Drive Greenville, S. C. 29607,  
(Street) (City)  
S. C. 29607 (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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