

FILED
GREENVILLE CO. S. C.

MAR 22 12 34 PM '83

DONNIE S. TANNERSLEY
R.M.C.

BOOK 1598 PAGE 792

MORTGAGE

THIS MORTGAGE is made this 18th EMJ day of March, 1983, between the Mortgagor, Edward L. Mayfield, Jr. and Joyce A. Mayfield et al., (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 Ten Thousand and no/100-- (\$10,000) Dollars, which indebtedness is evidenced by Borrower's note dated March 18, 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 May 1, 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.

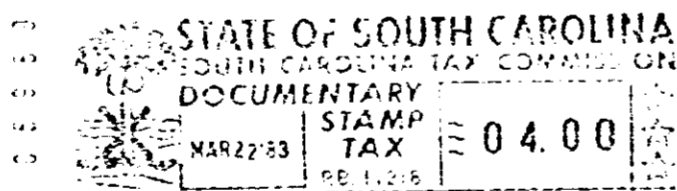
ALL that certain lot of land situated in Chick Springs Township, County and State aforesaid, being known and designated as lot No. 21 in what is known as Lake View Heights, property of Mrs. Bessie & I. M. Wood Estate as shown on a subdivision and plat of same made by H. S. Brockman, Reg. Surveyor, dated November 2, 1959, said plat being of record in the R. M. C. Office for Greenville County in Plat Book RR, page 19 and having the following metes and bounds and courses and distances as shown by said plat, to-wit:

BEGINNING at an iron pin in line of lot No. 20 and Southwestern boundary of Roscoe Drive and running thence with said drive N 62-17 W273 feet to iron pin in line of property of T. J. Wood and Kate W. McClimon; thence S 31-55 W231.7 feet to old iron pin in line of lot No. 1; thence S 60-15 E 46.2 feet to iron pin in line of lot no. 17; thence N 74-05 E 336.2 feet to the beginning corner.

The above lot is hereby conveyed subject to the Protective Covenants applicable to all the lots in this subdivision known as Lake View Heights, near Greer, S. C., which are of record in the R. M. C. Office for Greenville County in Deed Book 645, page 437.

DERIVATION: See Deed of Master of Greenville County, dated June 12, 1963, recorded in R. M. C. Office of Greenville County in Deed Book 725, Page 65.

This is a second mortgage and is junior in lien to none.



which has the address of 100 Roscoe Drive Greer,
(Street) (City)
South Carolina 29651 (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.