

FILED  
GREENVILLE CO. S. C.  
MAR 23 2 24 PM '03  
DONNIE S. TAYNERSLEY  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 23rd day of March, 1983, between the Mortgagor, James McCray, Jr. and Loretta D. McCray, (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 Twelve Thousand & No. 100-- 12,000.00 Dollars, which indebtedness is evidenced by Borrower's note dated \_\_\_\_\_, (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 .....

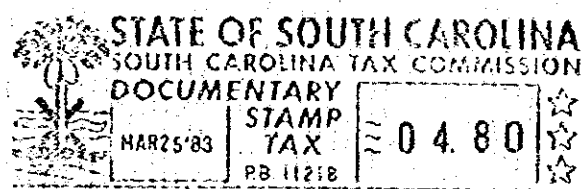
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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.

On the east side of Old Augusta Road, being shown as a part of Lot 3 on a plat of McDaniel Tract property of Howard Caldwell, recorded in the RMC Office for Greenville County in Plat Book E at page 218, and having according to said plat the following metes and bounds:

Beginning at an iron pin on the east side of Old Augusta Road at the joint corner of Lots 2 and 3 and running thence with the line of Lot 2 N. 60-45 E. 241.1 feet to an iron pin, thence S. 1-17 W. 55.5 feet to an iron pin, thence S. 60-45 W. 240.5 feet to an iron pin on the east side of Old Augusta Road, thence along the east side of Old Augusta Road N. 1-45 W. 57.1 feet to the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of George J. Joseph, Jr. and Lilli H. Joseph and recorded in the RMC Office for Greenville County on 8-15-74, and dated 8-15-74, Deed Book 1005 at Page 36.

This is a second mortgage and is junior in lien to that mortgage executed to James McCray, Jr. and Loretta D. McCray, which mortgage is recorded in the RMC Office for Greenville County in Book 1319 at Page 801 and dated August 15, 1974.



which has the address of 111 Old Augusta Road, Greenville, S.C. 29615,  
(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 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.

03193  
003  
4.0001

020

4328