

FILED
P. O. Box 408 Greenville SC 29602
GREENVILLE S.C.
APR 4 12 21 PM '83
DONNIE S. TANKERSLEY R.M.C.

BOOK 1600 PAGE 711
BOOK 1595 PAGE 258

MORTGAGE

THIS MORTGAGE is made this 17th day of February, 1983, between the Mortgagor, Jerry M. Roper and Sara C. Roper, (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 Nine thousand four hundred and no cents (9,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated Feb 17, 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, 1988

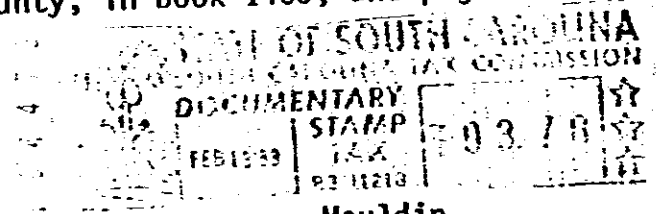
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 7 of a subdivision of the property of H. C. Taylor as shown on plat thereof prepared by C. O. Riddle, December 1956, and recorded in the RMC Office for Greenville County in Plat Book MW at Page 417 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Mauldin Circle at the joint front corner of Lots Nos. 7 and 8 and running thence with the line of Lot No. 8 N. 32-02 W. 159.6 feet to an iron pin; thence N. 60-44 E. 50 feet to an iron pin; thence N. 87-28 E. 110.7 feet to an iron pin at the joint rear corner of Lots 6 and 7; thence with the line of Lot No. 6 S. 1-43 W. 147.3 feet to an iron pin on the northern side of Mauldin Circle; thence with the northern side of Mauldin Circle and following the curve thereof, the chord of which is N. 78-48 W. 20.4 feet to an iron pin; thence continuing with the northern side of Mauldin Circle and following the curve thereof, the chord of which is S. 65-32 W. 50 feet to the point of beginning.

This being the same property conveyed to the mortgagor(s) herein by deed of Virginia L. Bryant and Merian Young, and recorded in the RMC Office for Greenville County, on 4-13-79, in Deed Book 1100, and page 498.

This is a second mortgage and is junior in lien to that mortgage executed by Jerry M. Roper and Sara C. Roper, in favor of First Federal of South Carolina, which mortgage is recorded in the RMC Office for Greenville County, in Book 1463, and page 53.



which has the address of 110 Mauldin Circle (Street) Mauldin (City), SC 29662 (State and Zip Code) (herein "Property Address");

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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