

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

FILED
GREENVILLE CO S.C.

BOOK 1000 PAGE 790

APR 5 11 13 AM '83
MORTGAGE
JONATHAN S. PETERSLEY
R.H.C.

THIS MORTGAGE is made this 28th day of March, 1983, between the Mortgagor, Richard C. Buchanan, (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 \$5000.00 (Five thousand and 00/100) Dollars, which indebtedness is evidenced by Borrower's note dated March 28, 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, 1988.....;

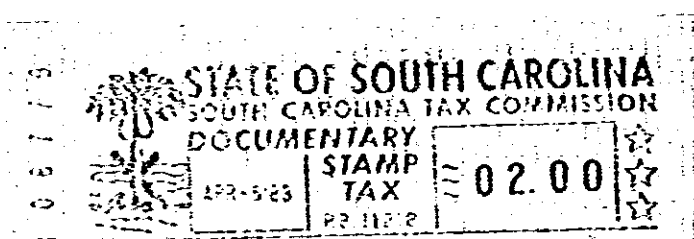
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown as Lot No. 16 on plat of property of Homer Styles, plat of which is recorded in the RMC Office for Greenville County in Plat book YY Page 101 and according to said plat having the following metes and bounds to-wit:

BEGINNING at an iron pin on the north side of Hillside Drive at joint front corner of Lots nos. 15 and 16 and running thence with the line of said lots N. 04W 194 feet; thence N. 86 E 100 feet; thence S. 04-00 E. 194 feet to a point on Hillside Drive; thence with Hillside Drive S 86-W 100 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of Dorothy W. Buchanan and recorded in the RMC Office for Greenville County on June 8, 1973 in Deed Book 976 at Page 347.

This is a second mortgage and is Junior in Lien to that mortgage executed by Richard C. and Dorothy W. Buchanan to First Federal of SC which mortgage is recorded in the RMC Office on June 18, 1964 in Book 962 at Page 253.



which has the address of Rt. 5, Box 32 16 Hillside Drive Travelers Rest,
(Street) (City)
South Carolina 29690 (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.

4.000CT
1138
523
AP 2

970

4328-W-21