

First Federal of S. C.
P. O. Box 408
Greenville, S. C. 29602

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GREENVILLE CO. S. C.
APR 6 11 39 AM '83
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this twenty-fourth day of March, 1983, between the Mortgagor, Thomas A. White, Jr. and Evelyn J. White, (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 seven hundred and eighty-nine and 32/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 24, 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 Sept. 27, 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 piece, parcel, or lot of land with all improvements thereon or hereafter to be constructed there, situate, lying and being in the State of South Carolina, County of Greenville, on the southwest corner of the intersection of Crowdale Drive and Gray Fox Square, being a portion of that property shown on a plat of survey prepared by C. O. Riddle entitled "Property of Clyde N. Strange and Nina G. Strange, dated June 1974, and being more particularly described according to a plat entitled "Section One, Gray Fox Run" recorded in the RMC Office for Greenville County, South Carolina in Plat Book 5-P, at Page 16, and having according to said plat the following metes and bounds, to-wit:

Beginning at a point at the joint front corner of Lots Nos. 73 and 74, on the south side of Crowdale Drive, and running thence along the said Crowdale Drive N. 81-53 E. 75.8 feet to a point; thence following the curve of the intersection of Crowdale Drive and Gray Fox Square, the chord of which is S. 59-09 E., 35.4 feet to a point; thence along the west side of Gray Fox Run S. 14-09 E. 9.3 feet to a point; thence still with the west side of Gray Fox Run S. 5-06 E. 70.8 feet to a point; thence S13-00 W. 70.8 feet to a point, the joint rear corner of Lots Nos. 74 and 47; thence along the common line of Lots Nos. 74 and 47 N. 87-24 W. 105 feet to a point, the joint rear corner of Lots Nos. 73 and 74; thence along the common line of Lots Nos. 73 and 74 N 2-36 E. 151.4 feet to a point on the south side of Crowdale Drive, the point of beginning.

This mortgage is junior in lien to that mortgage executed by Thomas A. White, Jr. and Evelyn J. White to First Federal Savings and Loan Association dated Jan. 11, 1978, and recorded Jan. 12, 1978 in the RMC Office for Greenville County in book 1420 on page 729.

This is the same property conveyed to the mortgagors by Threatt Enterprises, Inc., formerly Threatt Maxwell Enterprises, Inc. in deed book 1071 page 752, dated 1-11-78, recorded 1-12-78, in the R. H. C. Office for Greenville County.

which has the address of Lot 74, Gray Fox Run, 116 Crowdale Drive, Taylors,
(Street) (City)
South Carolina 29687 (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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