

FILED  
GREENVILLE S.C.  
APR 27 1 03 PM '83  
DONNIE S. FLEMING  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 15th day of April, 1983, between the Mortgagor, John M. Durnford, (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 10,219.66 (Ten thousand two hundred nineteen and 66/100) Dollars, which indebtedness is evidenced by Borrower's note dated April 15, 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, 1988;

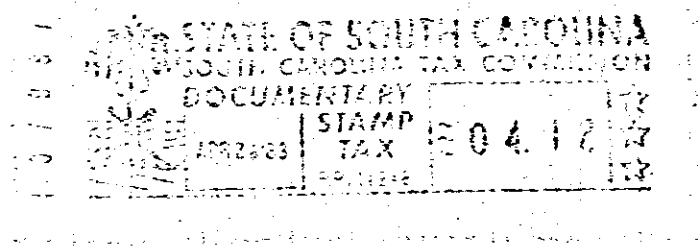
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 piece, parcel or lot of land in Greenville County, State of South Carolina, being known and designated as Lots Nos. 20, 21, 22 and 23 Block "F" on plat of Stone Estates and recorded in the R.M.C. Office for Greenville County in Plat Book G at page 292, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Wilshire Drive (formerly Brookwood Drive) and running thence along the joint line of Lots Nos. 23 and 24 S. 78-38 E. 156.4 feet to an iron pin; thence running along the rear lot lines of Lots Nos. 20, 21, 22 and 23 S. 9-30 W. 100 feet to an iron pin; thence running along the joint line of Nos. 19 and 20 N. 78-38 W. 157.9 feet to an iron pin on the eastern side of Wilshire Drive; thence running along the said Wilshire Drive N. 11-22 E. 100 feet to the point of beginning.

This being the same property conveyed to the Mortgagor by deed of Benjamin T. Marchbanks dated 14th March 1966 and recorded in the R. M. C. Office Greenville County on the 15th Day of March 1966 in deed book 794 page 44.

This is a second mortgage and is junior in lien to that mortgage executed by C. Douglas Wilson & Co. recorded in R.M.C. of Greenville County in Mortgage Book 1025 page 135- Mortgage was subsequently assigned to Metropolitan Life Insurance Company and recorded in R.M. C. Office in Greenville County March 15, 1966 in mortgage book 1025 page 138.



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which has the address of 109 Wilshire Drive, Greenville, (City)  
SC 29609 (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 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.