

FILED  
GREENVILLE S.C.  
APR 27 3 51 PM '83  
DONNIE S. HANLEY  
R.M.C.

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

800-1803 FAX-991

THIS MORTGAGE is made this 21st day of April,  
1983, between the Mortgagor, Richard A. and Judyth W. Dietz

, (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 \$6500.00 (Six thousand and five hundred and 00/100) Dollars, which indebtedness is evidenced by Borrower's note dated April 21, 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, 1989.....;

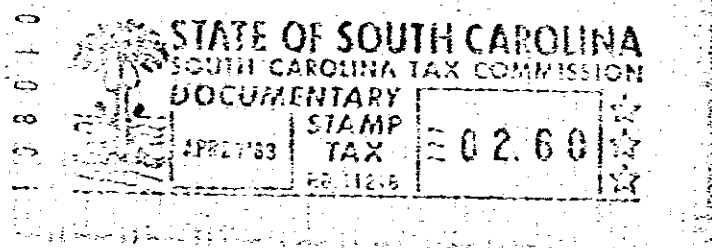
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 the County of Greenville, State of South Carolina, situate, lying and being on the eastern side of Leyswood Drive and being known and designated as Lot No. 13 on a plat of Wade Hampton Gardens, Section III, plat of which is recorded in the RMC Office for Greenville County in Plat Book YY at Page 179, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Leyswood Drive and running thence with the line of Lot No. 14 S. 62-53 E. 173.5 feet; thence N. 44-52 E. 130 feet to an iron pin; thence N. 71-24 W. 200.8 feet; thence S. 35-37 W. 95 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of John W. Dyer and recorded in the RMC Office for Greenville County on November 23, 1970 in Deed Book 903 at Page 246.

This is a second mortgage and is Junior in Lien to that mortgage executed by Richard A. and Judyth W. Dietz to First Federal which mortgage is recorded in the RMC Office for Greenville County on November 18, 1976 in book 1383 at page 313.



which has the address of 406 Leyswood Drive Greenville,  
(Street) (City)

South Carolina 29615 (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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