

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

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

BOOK 1604 PAGE 1

MORTGAGE

THIS MORTGAGE is made this 20th day of April,
1983, between the Mortgagor, Eugene L. and Jane S. Prosser,
(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 \$10,000.00 (Ten thousand
and 00/100) Dollars, which indebtedness is evidenced by Borrower's
note dated April 20, 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,
1993;

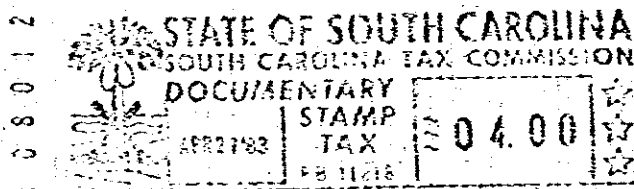
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest
thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect
the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein
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 thereon, situate, lying and being in the State of South Carolina, County
of Greenville, being known and designated as Lot 136, Section III of a subdivision known as
Wellington Green as shown on plat thereof being recorded in the RMC Office for Greenville
County in Plat Book YY at Page 116 and having, according to said plat, the following metes
and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Kenilworth Drive at the joint front
corner of Lots 135 and 136 and running thence with the line of Lot 135 N. 51-44 E. 180 feet
to an iron pin; thence S. 38-16 E. 113.4 feet to an iron pin, joint rear corner of Lots 136
and 137; thence with the line of Lot 137, S. 51-44 W. 165 feet to an iron pin on the
northeastern side of Kenilworth Drive; thence with Kenilworth Drive, following the curvature
thereof, the chord of which being N. 54-55 W. 50 feet to an iron pin; thence continuing with
Kenilworth Drive N. 38-16 W. 65 feet to the beginning corner.

This being the same property conveyed to the mortgagor by deed of John F. and Alta Geneva
Dohner and recorded in the RMC Office for Greenville County on May 16, 1966 in Deed Book
798 at page 319.

This is a second mortgage and is Junior in Lien to that mortgage executed by Eugene L. and
Jane S. Prosser to First Federal which mortgage is recorded in the RMC Office for Greenville
County on June 20, 1966 in Book 1033 at Page 641.



which has the address of 504 Kenilworth Drive Greenville,
(Street) (City)
South Carolina 29607 (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 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.