

First Federal Savings and Loan of SC
P. O. Box 408
Greenville, S.C. 29602

BOOK 1605 PAGE 421

FILED
GREENVILLE CO S.C.

MAY 5 12 45 PM '83

MORTGAGE

DONNIE S. TARKENTLEY
R.M.C.

THIS MORTGAGE is made this 29 day of April,
19 83, between the Mortgagor, David D. Rosamond

, (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 Eighteen Thousand no dollars and No/100----- (18,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated 4-29-83, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 5-93

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.

On the northwesterly side of Seaton Court, being the major portion of Lot No. 477, on plat of Addition Section III, Del Norte Estates, recorded in the RMC Office for Greenville County, S. C., in Plat Book "4 R" at Page 16, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwesterly side of Seaton Court, joint front corner of Lots Nos. 477 and 478, and running thence with the joint lines of said lots, N. 53-14 W. 30 feet to an iron pin; thence with a line of Lot No. 480, N. 13-39 E. 95.35 feet to an iron pin; thence on new lines through Lot No. 477, N. 83-09 E. 42 feet to an iron pin, N. 65-21 E. 36 feet to a new iron pin, and N. 45-16 E. 35 feet to an iron pin at joint rear corner of Lots Nos. 477 and 481; thence S. 20-55 E. 77 feet to an iron pin at joint rear corner of Lots Nos. 477 and 476; thence with line of said lots, S. 7-40 W. 51.85 feet to an iron pin on the northwesterly side of Seaton Court; thence with the northwesterly side of said Court the following courses and distances: S. 80-23 W. 30 feet, S. 46-20 W. 28.7 feet, and S. 29-31 W. 65.8 feet to the point of BEGINNING.

This being the same property conveyed to the mortgagor herein by deed of Jim Vaughn Enterprises, Inc., now by change of name, Associated Enterprises, and recorded in RMC Office for Greenville County on 11/26/76 and dated 11/26/76, in Deed Book 1046 at Page 904

This is a second mortgage and is junior lien to that mortgage executed to David D. Rosamond which mortgage is recorded in RMC Office for Greenville County in Book 1383 at Page 897, recorded and dated 11/26/76.

STATE OF SOUTH CAROLINA
RECORDS & DEEDS COMMISSION
DOCUMENTARY
STAMP
TAX \$07.20

which has the address of 7 Seaton Court, Greenville, South Carolina 29607

(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.

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