

FILED  
GREENVILLE S.C.  
MAY 5 12 45 PM '83  
DONNIE S. TAYLOR  
R.M.C.

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

BOOK 1605 PAGE 425

# MORTGAGE

THIS MORTGAGE is made this 20th day of April,  
19 83, between the Mortgagor, Stephen A. and Shannon S. Rochester  
, (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 \$8500.00 (~~Eight thousand five~~  
~~hundred 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,  
1991;

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, City of Greenville, known and designated as Lot No. 37, Mountain View Avenue  
as shown and designated on a plat recorded in the RMC Office for Greenville County in  
Plat Book K at Pages 48 and 49, and having, according to said plat, the following metes  
and bounds, ti-wit:

BEGINNING AT A point on the northern side of Mountain View Avenue, corner of Lot No.36;  
thence with the line of said Lot N. 19-46 E. 154.6 feet to a stake, rear line of said lot;  
thence S. 66-30 E 71.6 feet to a stake; thence S. 12-37 W. 152.2 feet to a stake on the  
northern side of Mountain View Avenue; thence with said Avenue N. 69-10 W. 90.4 feet to the  
point of beginning.

This being the same property conveyed to the mortgagor by deed of J. Keith Threlkeld  
and Alice T. Threlkeld and recorded in the RMC Office for Greenville County on June 25, 1976  
in Deed Book 1038 at page 628.

This is a second mortgage and is Junior in Lien to that mortgage executed by Stephen A.  
and Shannon S. Rochester to First Federal which mortgage is recorded in the RMC Office for  
Greenville County on June 25, 1976 in Book 1371 at page 275.

STATE OF SOUTH CAROLINA  
RECORDING AND TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX \$ 03.40

which has the address of 19 E. Mountain View Avenue Greenville,  
(Street) (City)  
South Carolina 29609 (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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