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GREENVILLE S.C.

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DONNA S. W. SLEY
R.H.C.

BOOK 1612 PAGE 196

MORTGAGE

THIS MORTGAGE is made this 16th day of June, 1983, between the Mortgagor, Clint W. Greene and Suzanne Greene

, (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 thirteen thousand, one hundred thirty nine & 28/100 (13,139.28) Dollars, which indebtedness is evidenced by Borrower's note dated June 16, 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 June, 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.

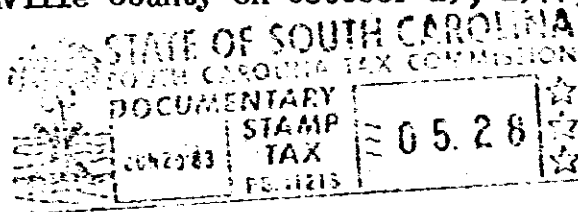
ALL that certain parcel or lot of land situated on the north side of the Taylor Road (Ballenger Road), about two miles northward from the City of Greer, Chick Springs Township, Greenville County, State of South Carolina, containing 1.39 acres, more or less, having the following courses and distances, to-wit:

BEGINNING at an iron pin on the northwest corner of said lot and the corner of the Loftis property, and running thence N. 89-15E. 200 feet to an iron pin on the west side of Dogwood Drive; thence along Dogwood Drive, S. 0-31 E. 305 feet to an iron pin on the north side of Taylor Road; thence along Taylor Road, S. 89-45 W. 170 feet and S. 88-00 W. 32 feet to the corner of the Loftis property thence along the Loftis line, N. 0-30 W. 300 feet to the beginning corner.

THIS is the same property conveyed to Carl C. Lanford, by deed of Carl C. Lanford, Jr. dated September 2, 1975 and recorded in Deed Book 1024, Page 925, R.M.C. Office for Greenville County.

THIS deed is made subject to any restrictions, rights-of-way, easements or agreements affecting the property that may appear of record.

THIS is a Second Mortgage and is junior in lein to that mortgage executed by Clint W. Greene and Suzanne Greene to First Federal of South Carolina (formerly known as Greer Federal Savings and Loan Association), recorded in the R.M.C. Office for Greenville County on October 19, 1977, in Book 1066, Page 971.



which has the address of 500 Taylor Road, Greer,

South Carolina 29651 (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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