

GREENVILLE SC
JUN 20 3 11 PM '83
DONALD E. RILEY

P. O. Box 408
Greenville SC 29602

BOOK 1612 PAGE 168

MORTGAGE

THIS MORTGAGE is made this 16th day of June, 1983, between the Mortgagor, Don R. Adams

, (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 Fifteen Thousand & no cents (\$15,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated 06-16-83, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 30, 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.

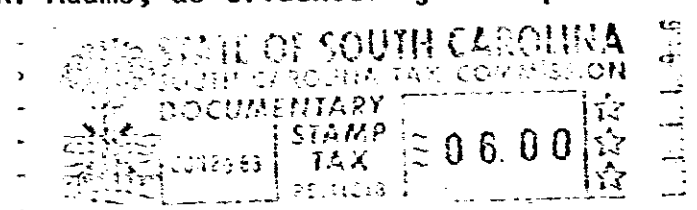
All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Town of Mauldin, known and designated as Lot 90 on a Plat of Bishop Heights Subdivision, which Plat is recorded in the RMC Office for Greenville County in Plat Book BBB, Page 171, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern edge of Bishop Drive, at the joint front corner of Lots 90 and 91 and running thence with the line of Lot 91, S. 64-18 E., 200 ft. to an iron pin; thence N. 25-42 E. 100 ft. to an iron pin at the joint rear corner of lots 89 and 90; thence with the line of lot 89 N. 64-18 W., 200 ft. to an iron pin on the Southeastern edge of Bishop Drive; thence with the edge of said Drive, S. 25-42 W., 100 ft. to an iron pin being the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of Leake and Garrett, Inc., and recorded in the RMC Office for Greenville County, on February 5, 1971, in Deed Book 908, and page 148.

This is a second mortgage and is junior in lien to that mortgage executed by Leake and Garrett, Inc, in favor of First Federal Savings and Loan of South Carolina, which mortgage is recorded in the RMC Office for Greenville County, in Book 1173, and Page 181.

This mortgage was subsequently assumed by Don R. Adams, as evidenced by assumption agreement dated February 5, 1971.



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which has the address of 431 Bishop Drive Mauldin, (Street) (City), SC 29662 (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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