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1612-823

# MORTGAGE

THIS MORTGAGE is made this 31st day of May, 1983, between the Mortgagor, Lester Dean Henson and Wilda B. Henson, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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 two thousand five hundred thirty and 04/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 31, 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 1986.....;

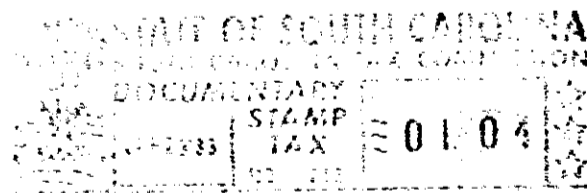
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 those pieces, parcels or lots of land lying, being and situate about two miles Northeast of the Town of Greer on the East side of a new street that leads from the Miller Bridge Road to the Old C. C. Camp Road, in O'Neal Township, County and State aforesaid, and being known and designated as lot numbers TEN (10) and ELEVEN (11) of the B. H. Burnett property as shown on a plat prepared by J. Q. Bruce, Surveyor, dated February 6, 1950 and which plat has been recorded in the R. M. C. Office for Greenville County in Plat Book "X", page 119, and having the following courses and distances, to-wit:

BEGINNING at a stake on the Eastern edge of said street, joint front corner of lots 11 and 12 as shown on said plat, and running thence with the common line of said lots N. 88-00 E. 164 feet to a stake on the line of lot number 15; thence N. 11 W. 70 feet to a stake at the joint corner of lots 9 and 10 N. 62-14 W., 207 feet to a stake on the Eastern edge of said new street at intersection with Old C. C. Camp Road; thence with the Eastern edge of said street S. 11-00 E. 174 feet to the beginning corner.

This is the same property conveyed to Lester Dean Henson and Wilda B. Henson by Henry Sammons and Mary Frances C. Sammons and recorded in the RMC Office for Greenville County and recorded in Deed Book 800 at Page 82.

This is a second mortgage and in junior in lien to that mortgage executed by Lester Dean Henson and Wilda B. Henson to First Federal of SC, originally known as Greer Federal Savings & Loan and recorded in the RMC Office for Greenville County and recorded August 4, 1971 in Book 1201 at Page 283.



which has the address of Route 9 Burnett Drive, Greer  
(Street) (City)  
South Carolina 29651 (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.

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