

FILED
GREENVILLE, S.C.

JUN 24 2 54 PM '83

DONNIE S. BARRINSLEY

MORTGAGE

BOOK 1312 PAGE 988

THIS MORTGAGE is made this 17 th day of June, 1983, between the Mortgagor, Thomas C. Waters and Frances B. Waters, (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").

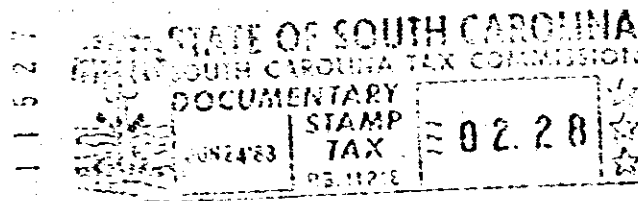
WHEREAS, Borrower is indebted to Lender in the principal sum of Five thousand Six hundred and thirty-six 38/000 Dollars, which indebtedness is evidenced by Borrower's note dated June 17, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 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, situate, lying and being in Greenville County, South Carolina, being shown and designated as Lot 25 on a Plat of ROSEWOOD PARK, recorded in the RMC Office for Greenville County in Plat Book TT, at Page 30. Said Lot fronts 106.6 feet on the southern side of Lynn Drive; runs to a depth of 146.0 feet on its eastern boundary; runs back an aggregate of 165.85 feet on its western boundary, and has 142.0 feet across the rear.

This is the same property conveyed to the mortgagors by deed from Kenneth E. Walker dated 12/19/78 and recorded 12/20/78 in Deed Book 1094 at Page 79.

This is a second mortgage junior in lien to that mortgage executed by Thomas C. and Frances B. Waters to First Federal Savings and Loan Association dated 12/19/78 and recorded 12/20/78 in Mortgage Book 1453 at Page 454.



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which has the address of 2 Lynn Drive Taylors, SC,
(Street) (City)
29687 (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.