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JONN
RMC

P. O. Box 408
Greenville SC 29602

MORTGAGE

THIS MORTGAGE is made this 23rd day of June, 1983, between the Mortgagor, Richard Dunaway, (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 Six thousand and no cents (\$6,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated 06-23-83, (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, 1988

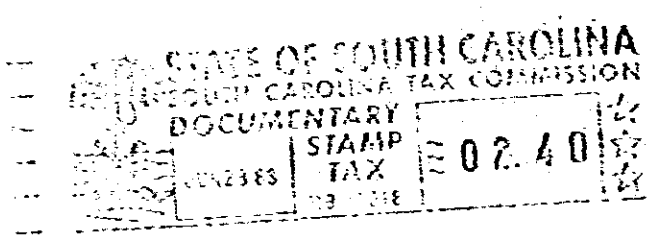
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 piece, parcel, or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being located on the southern side of Sunrise Drive, as shown on plat entitled "Property of Richard Dunaway", prepared by R. B. Bruce, RLS, dated 12/5/73, which plat is of record in the RMC Office for Greenville County, S. C., in Plat Book 5E, at Page 6, reference to said plat being craved for a metes and bounds description thereof.

This conveyance is made subject to all restrictions, easements and rights of way which may affect the property hereinabove described.

This being the same property conveyed to the mortgagor(s) herein by deed of William Hugh Chastain and Mary J. Chastain, and recorded in the RMC Office for Greenville County, on 12-07-73, in Deed Book 990, and Page 141.

This is a second mortgage and is junior in lien to that mortgage executed by Richard Dunaway, in favor of Collateral Investment Company, which mortgage is recorded in the RMC Office for Greenville County, in Book 1297, and Page 47.



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which has the address of 106 Sunrise 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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