

MORTGAGE

THIS MORTGAGE is made this 10th day of June, 1983, between the Mortgagor, Robert A. Nestor and Peggy J. Nestor, (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 six hundred forty six and 68/100 Dollars, which indebtedness is evidenced by Borrower's note dated _____, (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 1990....;

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 in the State of South Carolina, County of Greenville, lying and being on the westerly side of Timberlake Drive, near the City of Greenville, being shown as Lot 42 on the plat of "Timberlake" as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book BB at page 185 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Timberlake Drive at a point 460 feet north of the northwesterly corner of the intersection of Timberlake Drive and Spartanburg Road, said pin being the joint front corner of Lots 42 and 43, and running thence along Timberlake Drive, N 7-40 E 90 feet to an iron pin; thence along the joint line of Lots 41 and 42, N 82-20 W 224.2 feet to an iron pin in the line of Lot 27, thence S 2-03 W 90.5 feet to an iron pin in the line of Lot 26, joint rear corner of Lots 42 and 43; thence along joint line of said lots, S82-20 E 215.4 feet to the point of beginning.

This being the same property conveyed to Robert A. Nester and Peggy J. Nestor by deed of Kenneth F. Fletcher and Donna E. Fletcher, dated 1/9/78 and recorded 1/10/78 in Deed Book 1071 at Page 618.

This is a second mortgage and is junior in lien to that mortgage executed by Robert A. Nestor and Peggy J. Nestor to Carolina Federal Savings & Loan which mortgage is recorded in the RMC Office for Greenville County in Book 1420 at Page 608 and dated 1/9/78 and recorded 1/10/78.

which has the address of 11 Timberlake Drive Greenville,
(Street) (City)
SC 29615 (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.

9.94

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