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GREENVILLE  
JUL 1 12 09 PM '83  
DONALD R. RAY

BOOK 1314 PAGE 136

# MORTGAGE

THIS MORTGAGE is made this 30th day of June, 1983, between the Mortgagor, JOE E. BUCKNER, JR. AND WINNIE E. BUCKNER, (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").

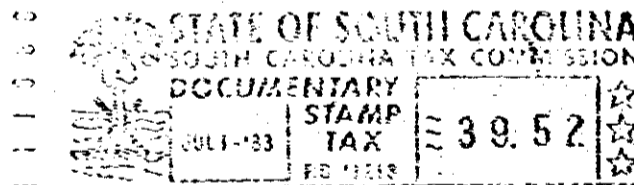
WHEREAS, Borrower is indebted to Lender in the principal sum of Ninety Eight Thousand Eight Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 30, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2013 .....

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 the buildings and improvements thereon, lying and being on the southwesterly side of Continental Drive, near the City of Greenville, State of South Carolina, being known and designated as Lot No. 87 on plat entitled "Final Plat Revised, Map 1, Foxcroft, Section II", as recorded in the R.M.C. Office for Greenville County in Plat Book 4N, Pages 36 and 37 and having, according to a more recent survey prepared by Freeland and Associates entitled "Property of Joe E. Buckner, Jr. and Winnie E. Buckner", the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Continental Drive, said pin being the joint front corner of Lots 87 and 88 and running thence with the common line of said lots S. 25-05 W., 164.8 feet to an iron pin, joint rear corner of Lots 87 and 88; thence N. 69-04 W., 106.1 feet to an iron pin, the joint rear corner of Lots 86 and 87; thence with the common line of said lots N. 16-48 E., 164.8 feet to an iron pin on the southwesterly side of Continental Drive; thence with the southwesterly side of Continental Drive S. 71-08 E., 65 feet; thence continuing with said Drive S. 67-00 E., 65 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors by deed of Nancy Liatos recorded simultaneously herewith.



which has the address of 326 Continental Drive Greenville,  
(Street) (City)  
South Carolina 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 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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