

FILED  
GREENVILLE  
JUL 6 12 15 PM '83  
DONNIE R.H.C.

BOOK 1614 PAGE 805

## MORTGAGE

THIS MORTGAGE is made this 24th day of June, 1983, between the Mortgagor, William Guerrero, (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 \$7000.00 Dollars, which indebtedness is evidenced by Borrower's note dated 6/24/83, (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 88.....;

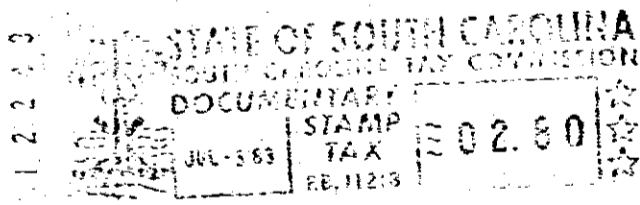
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and Designated as Unit #3 P of Town Park of Greenville, S.C., Horizontal Property Regime, as is more fully described in Master Deed June 5, 1970, and recorded in the R.M.C. Office for Greenville County in Deed Volume 891 at Page 243, as amended by amendment to Master Deed recorded in the R.M.C. Office for Greenville County on July 15, 1971 in Deed Volume 920 at Page 305, and survey and plot plan recorded in Plat Book 4 G at Pages 173, 175 and 177.

This being the same property conveyed to William G. Guerrero by deed of Jitendra R Pandya and Dharmistha J Pandya dated 12/20/77 and recorded 12/30/77 in Deed Book 1071 at Page 63 in The RMC Office of Greenville County.

This is a second mortgage and is junior in lien to that mortgage executed by William G Guerrero to First Federal Savings & Loan Association which mortgage is recorded in the RMC Office for Greenville County in Book 1419 at Page 904 and Dated 12-20-77 and Recorded 12-30-77.

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which has the address of 3706 East North St. Unit 3-P Town Park,  
(Street) (City)  
G'ville SC 29615 (herein "Property Address");  
(State and Zip Code)

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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."

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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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