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# MORTGAGE

THIS MORTGAGE is made this 1st day of May, 1983, between the Mortgagor, Robert C. Stoner, Jr.

, (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 three thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated 6-1-83, (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 1986.....;

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 County of Greenville, State of South Carolina, Greenville Township, about 2½ miles North of the City of Greenville, and being shown and designated as Lot No. 82, of Block C of the Mountain View Land Company, as shown on a plat made by W. A. Adams and recorded in the RMC Office for Greenville County, SC, in Plat Book A, at Pages 396 and 397, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Bailey Street at joint front corner of Lot Nos. 81 and 82, and running thence along the West side of said street, N. 11½ W. 50 feet to an iron pin corner of Lot 83; thence with line of Lot 83, N. 89½ W. 148 feet to an iron pin on a 10 foot alley; thence along the East side of said alley S. 11½ E. 50 feet to an iron pin corner of Lot No. 81; thence along the line of said Lot 81, S. 89½ E. 148 feet to the beginning corner.

This being the same property conveyed to Robert C. Stoner, Jr. by deed of Sadie L. Palmer dated May 2, 1983 and recorded May 3, 1983 in the RMC Office for Greenville County, South Carolina in Deed Book 1187 at page 577.

This is a second mortgage and is junior in lien to that mortgage executed by Robert C. Stoner, Jr. to Sadie L. Palmer dated May 2, 1983 and recorded in the RMC Office for Greenville County in Book 1605 at Page 173.

RECORDED IN RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA  
INDEXED  
MAY 30 1983  
STAMP

which has the address of 319 Bailey Street, Greenville,  
(Street) (City)  
South Carolina 29611 (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."

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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