

MORTGAGE

THIS MORTGAGE is made this 1st day of July, 1983, between the Mortgagor, Audrey S. Bostic and Jirmie L. Bostic, (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 \$11,000.00 (Eleven Thousand and NO/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 07/30 1993.....;

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 lot of land with the buildings and improvements thereon situate on the west side of Sellwood Circle in the Town of Simpsonville, Austin Township, Greenville County, South Carolina, being shown as Lot 261 on Plat of Section III of Westwood Subdivision, recorded in the RMC Office for Greenville, S. C. in Plat Book 4-N, Page 30 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Sellwood Circle at the joint corner of Lots 260 and 261 and runs thence along the line of Lot 260 N. 89-00 W. 120.6 feet to an iron pin; thence along the line of Lot 281 N. 16-31 W. 55.7 feet to an iron pin; thence along the line of Lot 262 N. 72-51 E. 132.2 feet to an iron pin on the west side of Sellwood Circle; thence along Sellwood Circle S. 27-00 E. 63.3 feet to an iron pin; thence with the curve of Sellwood Circle (the chord being S. 23-32 W. 52.3 feet) to the beginning corner.

This being the same property conveyed to the mortgagor by deed of Builders and Developers Inc. and recorded in the RMC Office for Greenville County on March 20, 1972 in Deed Book 938 at Page 536.

This is a second mortgage and is Junior in Lien to that mortgage executed by Audrey S. Bostic and Jirmie L. Bostic which mortgage is recorded in RMC Office for Greenville County on March 20, 1972 in Book 1226 at Page 125.

RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA
BOOK 1226 PAGE 125
MAY 10 1983
STAMP
TAX 20.00

which has the address of 509 Sellwood Circle, Simpsonville (City)
SC 29681 (herein "Property Address");

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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