

GREENVILLE
JUL 12 10 30 AM '83
COMM. REC.

MORTGAGE



THIS MORTGAGE is made this 24th day of June, 1983, between the Mortgagor, Cressie L. Parsons, (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 six hundred fifteen & 48/100 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 1987.....;

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.

near the city of Greenville, being known and designated as Lot No. 75, on Plat of Section 2 of Avondale Forest, which is recorded in the RMC Office for Greenville County, S. C. in Plat Book BBB, Page 37, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southerly side of Pryor Road, joint front corner of Lots 74 and 75 and running thence along Pryor Road N. 49-47 E. 90 feet to an iron pin; thence S. 40-17 E. 168 feet to an iron pin; thence S. 49-15 W. 90 feet to an iron pin, joint rear corner of Lots 74 and 75; thence N. 40-17 W. 168.8 feet to an iron pin on Pryor Road, the point of beginning.

This Being the same property conveyed to Cressie L Parsons by deed of Anne Lindsey, dated 2-21-78, and recorded 2-24-78, in the RMC Office for Greenville County in Deed Book 1074 at page 150.

This is a second mortgage and is junior in lien to that mortgage executed by Cressie L Parsons to First Federal Savings & Loan of SC which mortgage is recorded in the RMC Office for Greenville County in Book 1337, at page 623, and dated 4-22-75, and recorded 4-23-75

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDED
JUL 12 1983
STAMP 130140

which has the address of 306 Pryor Road Taylors, South Carolina 29687 (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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