

JUL 13 9 37 AM '83

DONNIE S. TANKERSLEY R.M.C.

MORTGAGE

1615 675

THIS MORTGAGE is made this 7th day of July, 1983, between the Mortgagor, Daniel L. Greer, (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 Eighteen Thousand One Hundred Eighty One and 14/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 7, 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 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 piece, parcel or lot of land with improvements now or hereafter erected thereon, lying on the Northwestern side of Old Rutherford Road in O'Neal Township near Jubilee Church in Greenville County, South Carolina and having according to a plat entitled "Plot Plan, Daniel L. Greer, Jr." made by Jones Engineering Service, dated August, 1966, the following metes and bounds, to wit:

BEGINNING at an iron pin in the center of Old Rutherford Road at the common front corner of the property herein conveyed and Tract No. 1 of the D. M. Greer Estate, and running thence along the common line of said properties, N. 48-11 W., 257.9 feet to an iron pin on an access road; thence along the Southeastern side of said access road, S. 33-39 W., 88 feet to an iron pin; thence along the line of other property of LeRoy Greer and Ida B. Greer, S. 48-11 E., 257.9 feet to an iron pin in the center of Old Rutherford Road; thence with the center of Old Rutherford Road, N. 33-39 E., 88 feet to an iron pin, the beginning corner.

This is the same property conveyed to David L. Greer and Mary C. Greer by deed of LeRoy Greer and Ida B. Greer dated August 31, 1966, and recorded in the R.M.C. Office for Greenville County on August 31, 1966, in Deed Book 805 at Page 243. Mary C. Greer subsequently conveyed her interest in said property to Daniel L. Greer by deed of even date to be recorded herewith.

This mortgage is junior in lien to that certain mortgage executed by Daniel L. Greer and Mary C. Greer in favor of Cameron-Brown Company in the original sum of \$13,350.00 dated December 19, 1966, and recorded in the R.M.C. Office for Greenville County on December 19, 1966, in Mortgage Book 1046 at Page 523.

which has the address of Rt. 1, Old Rutherford Rd., Taylors, S.C. 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 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.

Vertical stamp on the left margin: SOUTH CAROLINA, 1983, JUL 13 11:17 AM, 4328 (IV-2)

Vertical stamp on the right margin: 1615 675