

JUL 20 11 21 AM '83

BOOK 1316 PAGE 327

DONNIE S. TANNERSLEY  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 6th day of July, 1983, between the Mortgagor, John L. Tipton and Barbara P. Tipton, (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").

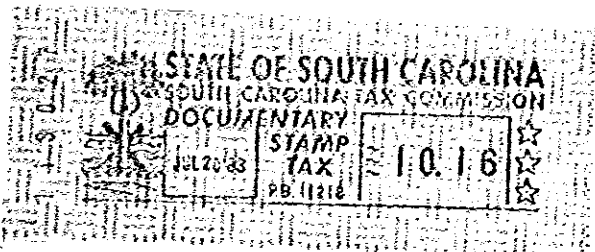
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty five thousand three hundred thirty nine & 16/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 6, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July, 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 certain piece, parcel, or lot of land, will all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 60, as shown on plat of Section III, Wade Hampton Gardens, recorded in Plat Book YY, page 179, of the RMC Office for Greenville County, South Carolina, said lot having a frontage of 110 feet on the westerly side of Dagenham Drive, and having a depth of 159.1 feet on the south side, a depth of 160 feet on the north side, and a rear width of 110.0 feet.

This is a second mortgage and junior lien to that mortgage executed by Lloyd B. Whitmire and Evelee B. Whitmire to First Federal Savings and Loan dated 6-11-73 recorded 6-12-73 in Book 1281 page 342.

DERIVATION: This is the property of John L. Tipton and Barbara P. Tipton recorded RMC Office Greenville County Book 1058 Page 347 dated June 10, 1977.



which has the address of 21 Dageham Drive Taylors, (Street) (City), South Carolina 29687 (herein "Property Address"); (State and Zip Code)

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.

2 JUL 20 83 11 11 AM '83

1316 327