



SECOND

MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 4,658.71

BOOK 1617 PAGE 153

THIS MORTGAGE is made this 20th day of June 1983, between the Mortgagor, Joe B. Watson (Same as Joseph B. Watson) (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Six Thousand five hundred twenty-three and 80/100* Dollars, which indebtedness is evidenced by Borrower's note dated June 20, 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 August 1988.

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 in Greenville County, State of South Carolina being known and designated as lot no. 4 on plat of Bruce Heights prepared by C.C. Jones, Engineer recorded in the Office of the RMC for Greenville County in Plat Book JJ page 5 and having according to said plat the following metes and bounds to wit:

BEGINNING at an iron pin on the West side of Nora Drive at the joint front corner of lots 3 and 4, and running thence along the joint line of said lots, N. 88-00W 190.3 feet to an iron pin, joint rear of lots 3 and 4; thence turning and running along the rear line of lot 4 N. 16-20 W 75 feet to an iron pin, joint rear corner of lots 4 and 5, thence turning and running along joint line of said lots N. 87-06E 194.7 feet to an iron pin on Nora Drive, joint front corner of lots 4 and 5; thence along Nora Drive S. 10-50E 90 feet to an iron pin, the point of beginning and being the same property conveyed to us by Nora B. Bruce by her deed dated June 17, 1955 and recorded in the office of the R.M.C. for Greenville County in Deed Book 534 at page 4.

This is the same property conveyed by deed of Harold E. Johnson and James D. Williams to Joseph B. Watson by deed dated 3-1-56 recorded 3-1-56 in Deed Volume 546 at page 517 in the RMC office for Greenville County.

which has the address of 23 Nora Drive Greenville SC 29609 (Street) (City) (State and Zip Code) (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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4328-17-21