

FILED
GREENVILLE CO. S. C.
JUL 22 1 03 PM '83

MORTGAGE

^{R.M.C. OFFICE}
THIS MORTGAGE is made this 18th day of July,
1983, between the Mortgagor, Allen R. Robertson and Patricia W. Robertson

, (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 One Thousand and
no/100 Dollars, which indebtedness is evidenced by Borrower's
note dated July 18, 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, with all improvements thereon, situate, lying and being in Greenville County, South Carolina, and being known and designated as Lot 3 of Wildaire Estates, Section III as shown on a plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book BBB at page 92, and having, according to said plat, the following metes and bounds to wit;

BEGINNING AT an iron pin on the eastern side of Wonderwood Drive, at the joint front corner of lots 3 and 4, and running thence with the line of lot 4; N. 76-32 E., 175 feet to an iron pin at the joint rear corner of lots 3 and 4; thence, S. 13-28 E., 110 feet to an iron pin at the joint rear corner of lots 3 and 2; thence with the line of lot 2, S. 76-32 W., 175 Feet to an iron pin at the joint front corner of lots 3 and 2 on the eastern side of Wonderwood Drive; thence with the eastern side of Wonderwood Drive, N. 13-28 W., 110 Feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Maxine J. Groff, dated and recorded June 7, 1977 in the R.M.C. Office for Greenville County, which is found in Book 1059 and Page 111.

This is a second mortgage and junior in lien.

STATE OF SOUTH CAROLINA
RECORDS SECTION
DOCUMENT NO. 1059
TAX \$ 08.40

which has the address of 12 Wonderwood Dr. Greenville,
(Street) (City)
S. C. 29615 (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.