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DONNIE S. TANKERSLEY

R.M.C.

First Foderal of South Carolina Post Office Box 408 Greonville, South Carolina 29602

20. 1617 au 589

MORTGAGE

THIS MORTGAGE is made this, day of, day of, letween the Mortgagor,, (herein "Borrower"), and the Mortgagee, First Federal, (herein "Borrower"), and the Mortgagee, First Federal, (herein "Borrower"), and the Mortgagee, First Federal, (herein "Borrower").
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 \$12,205.92(Twelve Thousand Two Hundred Five and 92/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 14, 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, 1989 ;
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
All that lot of land in the State of South Carolina, County of Greenville, being known as Lot No. 23, Theodore Circle, on a plat of Carolina Heights Subdivision, Section #2, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book BBB, at Page 161, and having, according to said plat, the following metes and bounds, to-wit
BEGINNING at an iron pin on the Southern side of Theodore Circle, at the joint corner of Lots 23 and 24, and running thence with the joint line of said Circle, S. 41-38 E. 125.8 feet to an iron pin; thence S. 59-44 W. 118.3 feet to an iron pin on the rear line of Lot 21; thence with the rear line of Lots 21 and 22, N. 48-52 W. 143.8 feet to an iron pin on the Southern side of Theodore Circle; thence with the side of said

Gary L. Ladd conveyed lot 23 to Joan D. Ladd by deed dated 05/09/77 and recorded 05/09/77 in Deed Book 1056 at Page 246. Joan D. Ladd then recorded a deed dated 02/20/81 and recorded 02/24/81 which reflected the change of her name from Joan D. Ladd to Joan D. Babb. This was in Deed Book 1143 at Page 179.

Circle, N. 65-03 E. 140 feet to an iron pin at the point of beginning.

This is a second mortgage and is Junior in Lien to that mortgage executed by Joan D. Ladd which mortgage is recorded in RMC Office for Greenville County on 05/09/77 in Book 1397 at Page 52.

which has the address of 23 Theodore Circle Greenville

SC 29611 (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.

SOUTH CAROLINA - 145 4 Family-5 75-ENNAVEHING UNIFORM INSTRUMENT (with a month of the first for 20

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