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GREENVILLE FILED
AUG 11 30 14 '83
MORTGAGE



THIS MORTGAGE is made this 21st day of July, 1983, between the Mortgagor, John D & Becky J Puette

(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 \$5636.28 / Five thousand, six hundred, thirty-six dollars Dollars, which indebtedness is evidenced by Borrower's note dated July 21 1983 / 628 / 10 (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 1986

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 all buildings and improvements thereon, situate, lying and being on the northern side of Forestwood Drive in Greenville County, South Carolina being shown and designated as Lot No. 2 on a plat entitled Property of R. A. Bowen made by Jones and Sutherland dated August 24, 1959, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book QQ at Page 326 and having, according to said plat the following metes and boundes, to-wit:

BEGINNING at an iron pin on the northern side of Forestwood Drive at the joint front corner of lots Nos. 1 and 2 and running thence along the northern side of Forestwood Drive, N. 78-00 E. 80 feet to an iron pin at the joint front corner of lot nos. 2 and 3; thence along the common line of lots nos. 2 and 3, N. 12-00 W. 150 feet to an iron pin; thence S. 78-00 W. 80 feet to an iron pin at the joint rear corner of Lot nos. 1 and 2; thence along the common line of said lots, S. 12-00 E. 150 Feet to an iron pin on the northern side of Forestwood Drive, the point of beginning.

This being the same property conveyed to John D & Becky J Puette by deed of Ella M Lovelace, dated 4/1/82 and recorded 4/2/82 in the RMC Office for Greenville County in Deed Book 1164 at page 868.

This is a second mortgage and is junior in lien to that mortgage executed by John D & Becky J Puette to Ella M Lovelace which mortgage is recorded in the RMC Office for Greenville County in Book 1567 at page 157 and dated 4/1/82 and recorded 4/2/82/

which has the address of 13 Forestwood Dr Taylors
SC 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 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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