

FILED
GREENVILLE
AUG 15 3 38 PM '83
JOHN R. H. C. SLET

First Federal of South Carolina
Post Office Box 408
Greenville, South Carolina 29602
MORTGAGE

1021-83



THIS MORTGAGE is made this 15th day of July, 1983, between the Mortgagor, Charles C. Withington Jr. and Hamlin W. Withington (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 \$10,000.00 (Ten Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 15, 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, 1993.....;

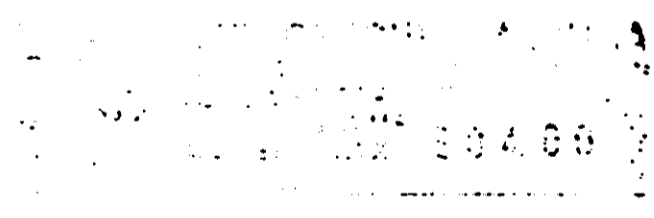
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 lot of land in Greenville County, State of South Carolina, on the western side of Trails End in the City of Greenville, being shown as Lots 35 and 84 on plat of Cleveland Forest recorded in Plat Book M at page 137, and when described as a whole having the following metes and bounds:

Beginning at an iron pin on the western side of Trails End at joint front corner of Lots 83 and 84 and running thence S 25-25 E 110.2 feet to an iron pin; thence S 23-56 W 32.5 feet to an iron pin on Fernwood Lane; thence S 73-18 W 137 feet to an iron pin at joint corner of Lots 35 and 36; thence with line of Lot 36, N 25-25 W 110.5 feet to an iron pin at joint rear corner of Lots 83 and 84; thence with line of Lot 83, N 64-35 E 159.8 feet to an iron pin at the point of beginning.

This being the same property conveyed to Hamlin W. Withington by deed of Anne L. Anthony and recorded in the RMC Office for Greenville County on 08/08/68 in Deed Book 850 at page 89.

This is a second mortgage and is Junior in Lien to that mortgage executed by Hamlin W. Withington which mortgage is recorded in RMC Office for Greenville County on 08/06/68 in Book 1099 at Page 589.



which has the address of 102 Fernwood Lane, Greenville (City)
SC 29607 (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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