

AUG 10 3 38 PM '83
EORNE S... SLEY

1021-338

MORTGAGE

THIS MORTGAGE is made this 22 day of July 1983, between the Mortgagor, Jerry Lewis Williamson, (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 \$10183.08 Dollars, which indebtedness is evidenced by Borrower's note dated July 22 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 lot of land in the State of South Carolina, County of Greenville, Situate on the northeast side of Richbourg Road, and being shown as Lot 26 on plat of Morningside Subdivision, dated December 1952, prepared by Dalton & Neeves, and recorded in Plat Book EE at pages 263 in the RMC Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of Richbourg Road at the joint front corner of Lots 26 and 27 and running thence with Lot 27, N. 43-16 E 202 feet to an iron pin at the joint rear corner of Lots 26 & 27; thence N 47-38 W 125 feet to an iron pin at the joint rear corner of Lots 25 and 26; thence with Lot 25, S 43-16 W 199.7 feet to an iron pin on Richbourg Road; thence with said lot, S 46-30 E 125 feet to the point of beginning.

This being the same property conveyed to Jerry Lewis Williamson by deed of Naomi M Payne (formerly Naomi M Larkin), dated 10/29/76, recorded 11/1/76 in the RMC Office for Greenville County in Deed Book 1045 at page 423.

This is a second mortgage and is junior in lien to that mortgage executed by Jerry Lewis Williamson to Collateral Investment Company which mortgage is recorded in the RMC Office for Greenville County in Book 1381 at page 842, and dated 10/29/76 and recorded 11/1/76.

which has the address of 311 Richbourg Rd Greenville
South Carolina (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.

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