

GREENVILLE
Aug 1: 3
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First Federal of South Carolina
Post Office Box 408
Greenville, South Carolina 29602

1021-8346

MORTGAGE

THIS MORTGAGE is made this 28th day of July 19 83, between the Mortgagor, Richard M. Strossner, Jr. and Linda M. Strossner, (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 28, 1983, therein "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, 1988.

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 therein "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 tract of land lying in the State of South Carolina, County of Greenville, in Chick Springs Township on the northwestern side of Brushy Creek Road, being a part of Tract 2 on plat for Ruth Holtzclaw, recorded in Plat Book JJJ at page 19A and being shown on plat made for Richard M. Strossner, Jr. by Wolfe and Huskey, Inc., dated November 2, 1976, recorded in Plat Book 5-2 at page 27 and having according to the latter plat the following courses and distances:

BEGINNING at an iron pin on Brushy Creek Road, joint front corner of the within property and property now or formerly of Ruth Holtzclaw and running thence with the joint line of said property, N. 52-46 W. 167 feet to an iron pin; thence N. 09-54 E. 130.6 feet to an iron pin; thence along joint line of the within property and property now or formerly of Marie D. Wood, S. 77-30 E. 253.2 feet to an iron pin on Brushy Creek Road; thence with said road, S. 37-58 W. 221.9 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagor by deed of Ruth A. Holtzclaw and recorded in the RMC Office for Greenville County on 12/13/76 in Deed Book 1047 at Page 854.

This is a second mortgage and is Junior in Lien to that mortgage executed by Richard M. Strossner, Jr. and Linda M. Strossner which mortgage is recorded in RMC Office for Greenville County on 08/11/77 in Book 1406 at Page 743.

which has the address of Route 6, Box 268, Greer,
SC 29651 (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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