

GREENVILLE
1983
MORTGAGE



THIS MORTGAGE is made this 3rd day of August 19 83, between the Mortgagor, James H. Williams and Mary D. Williams (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 therein "Lender".

WHEREAS, Borrower is indebted to Lender in the principal sum of \$8606.48 (Eight Thousand six hundred and six and 48/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 3rd, 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 August 30th, 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 certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, at the northern corner of the intersection of Seven Oaks Drive and Chapman Road, being known and designated as Lot No. 4, as shown on a Plat of Section 2 of Chanticleer, made by R. K. Campbell, Surveyor, August 30, 1965, and recorded in the R.M.C. Office for Greenville County, in Plat Book "JJJ", at Page 71, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Seven Oaks Drive, at the joint front corner of Lots 4 and 5, and running thence with the common line of said Lots N. 35-11 E. 251 feet to an iron pin; thence running S. 79-48 E. 69 feet to an iron pin at the joint rear corner of Lots 3 and 4; thence with the common line of said Lots S. 10-40 E. 242.5 feet to an iron pin on the northwestern side of Chapman Road; thence with the line of said road S. 71-0 W. 65 feet to an iron pin; thence continuing with said Chapman Road S. 68-35 W. 36.4 feet to an iron pin; thence with the curve of the intersection of Chapman Road and Seven Oaks Drive, the chord being N. 81-55 W. 39.4 feet, to an iron pin on the northeastern side of Seven Oaks Drive; thence with the line of said Seven Oaks Drive N. 48-18 W. 89-7 feet to an iron pin; thence continuing with line of said Drive N. 54-49 W. 35 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of Edythe L. Welborn and recorded in the RMC Office for Greenville County on 10/05/72 in Deed Book 957 at Page 191.

This is a second mortgage and is Junior in Lien to that mortgage executed by James H. and Mary D. Williams which mortgage is recorded in RMC Office for Greenville County on 10/05/72 in Book 1252 at Page 277.

which has the address of 509 Seven Oaks Drive Greenville South Carolina 29605 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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