

First Federal  
P. O. Drawer 408  
Greenville, South Carolina 29602  
GREFNV

303-1823-387

AUG 30 2 47 PM '83  
DONNIE S. WISLEY

# MORTGAGE



THIS MORTGAGE is made this 16 day of August, 1983, between the Mortgagor, Billy T. Davis

, (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 Twenty Five Thousand and No/100-----(\$25,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated \_\_\_\_\_, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Aug., 1993

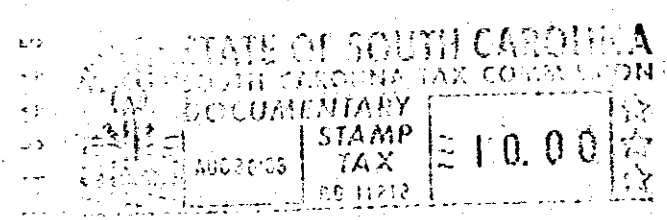
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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.

Paris Mountain Township, being shown as Lot 35, Section I, of a subdivision known as Fenwick Heights as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book QQ, at Pages 44-45, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Fenwick Lane, the joint front corner of Lots 34 and 35, and running thence along the joint line of said lots, S. 29-38 E. 188.0 feet to an iron pin; thence S. 65-49 W. 145.0 feet to an iron pin, thence S. 72-58 W. 15 feet to an iron pin at the rear corner of Lot 36; thence along the line of that lot, N. 17-06 W. 182.4 feet to an iron pin on the south side of Fenwick Lane; thence along the south side of Fenwick Lane, N. 64-05 E. 120.0 feet to the beginning corner.

This being the same property conveyed to the mortgagor herein by deed of Bates & Cannon, Inc. and recorded in the R. M. C. Office for Greenville County on April 15, 1969, in Vol. 866 at page 113.

This is a second mortgage and is junior in lien to that mortgage executed to Billy T. Davis which mortgage is recorded on May 28, 1971 in Book 1192 at page 528.



which has the address of 20 Fenwick Lane, Greenville, South Carolina 29611,  
(Street) (City)  
(herein "Property Address");  
(State and Zip Code)

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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