

FILED
GREENVILLE S.C.
AUG 30 4 07 PM '83
DONNIE R.M.C. ASBLEY

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

BOOK 1823 PAGE 439

MORTGAGE

THIS MORTGAGE is made this 20th day of July,
1983, between the Mortgagor, Mary Ann Rance,
(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 \$6,000.00 (Six Thousand
and No/100 Dollars, which indebtedness is evidenced by Borrower's
note dated July 20, 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,
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 (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 piece, parcel or lot of land situate, lying and being in the State of
South Carolina, County of Greenville, being known and designated as Lot No. 113
of a subdivision known as Canebrake I and shown on plat thereof being recorded in the
RMC Office for Greenville County in Plat Book 5-P at Page 28 and having, according
to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Bunker Hill Road, joint front corner
of Lots 113 and 114 and running thence with the joint line of said lots S. 76-00
E. 143.73 feet to an iron pin at the corner of Lot 130; thence with the line of
Lot 130 S. 1-46 W. 90 feet to an iron pin on the northern side of Kings Mountain
Drive; thence with Kings Mountain Drive in a westerly direction, an arc distance
of 70.10 feet to an iron pin (the radius being 383.27) thence continuing with
the northern side of Kings Mountain Drive N. 79-00 W. 52.32 feet to an iron pin
at the point where Kings Mountain Drive intersects with Bunker Hill Road; thence
with said intersection, the traverse line of which is N. 37-53 W. 37.60 feet to
an iron pin on the eastern side of Bunker Hill Road; thence with said road N. 3-15
E. 40.56 feet to an iron pin; thence continuing with said road in a northeasterly
direction an arc distance of 38.05 feet to the beginning corner (the radius being
249.29 feet).

This being the same property conveyed to the mortgagor by deed of J. A. Bolen as Trustee
for James W. Vaughn and J. A. Bolen and College Properties Inc. trading as Batesville
Property Associates, II a joint Venture. and recorded in the RMC Office for Greenville
County on 09/01/78 in Deed Book 1086 at Page 628.

This is a second mortgage and is Junior in Lien to that mortgage executed by
Mary Ann Rance which mortgage is recorded in RMC Office for Greenville County on 09/01/78
in Book 1443 at Page 73.

which has the address of 301 Kings Mountain Drive, Canebrake Subdivision, Greer,
(Street) (City)
SC 29651 (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 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.

0430

1823-439