

FILED
GREENVILLE
SEP 9 11 18 AM '83
P O Box 408
Greenville SC 29602
R.M.C.

90% 1624 FAC. 825

MORTGAGE

THIS MORTGAGE is made this 2nd day of September, 1983, between the Mortgagor, Jimmie R. Murph and Corene S. Murph, (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 Seven thousand one hundred fifty one and eighty eight cents Dollars, which indebtedness is evidenced by Borrower's note dated 09-02-83, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Sept 30, 1990.....;

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 piece, parcel or lot of land situate, lying and being in the Town of Mauldin, County of Greenville, State of South Carolina, designated as Lot No. 137A on a revised plat of EASTDALE DEVELOPMENT, recorded in the RMC Office for Greenville County in Plat Book JJJ at Pages 50-51, said lot having the courses and distances set forth fully on said plat, and being located on Drury Lane.

This being the same property conveyed to the mortgagors herein by deed of G. Sidney Garrett, and recorded in the RMC Office for Greenville County, on 6-16-71, in Deed Book 918, and Page 192.

This is a second mortgage and is junior in lien to that mortgage executed by Jimmie R. Murph and Corene S. Murph, in favor of Collateral Investment, which mortgage is recorded in the RMC Office for Greenville County, in Book 1195, and page 119. This mortgage was assigned to Federal National Mortgage Association, and is recorded in the RMC Office for Greenville County in Deed Book 1196, and page 532.

RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA
DOCUMENTARY
STAMP TAX
09-02-83
\$ 02.68
RECEIVED

which has the address of 300 Drury Lane Mauldin,
(Street) (City)
SC 29662 (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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