

P. O. Box 408
Greenville, South Carolina

SEP 26 11 45 AM '83

BOOK 1827 PAGE 363

MORTGAGE

THIS MORTGAGE is made this 13 day of September, 1983, between the Mortgagor, James H. Dailey and Wanda R. Dailey, (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 Nine Thousand, Seven Dollars and 64/100 (\$9,007.64) Dollars, which indebtedness is evidenced by Borrower's note dated September 13, 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 9-30-89.....;

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.

BEING known and designated as Lot Number 16 on plat entitled Annissa Acres, prepared by Jones Engineering Service, recorded in Plat Book 4-R at Page 63 in the RMC Office for Greenville County and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the Southern side of Emily Lane at the joint corner of Lots 15 and 16 and running thence with the common line of said lots S 7-46 E 230 feet to an iron pin at the joint rear corner of said lots; thence, S 82-14 W 110 feet to an iron pin in the Eastern side lot line of Lot 17; thence with the common line of said lots, N 7-46 W 230 feet to an iron pin on the Southern side of Emily Lane; thence with said Lane N 82-14 110 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of Frank J. Haskins and recorded in the RMC Office for Greenville County on October 4, 1973 in Deed Book 985 at Page 493.

This is a second mortgage and is junior in lien to that mortgage executed to James H. and Wanda R. Dailey which mortgage is recorded in RMC Office for Greenville County in Book 1292 at Page 349 on October 4, 1973.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF SOUTH CAROLINA
GREENVILLE COUNTY
ON SEP 26 1983
STAMP
03 34 1983

which has the address of Route #4, Emily Lane, Piedmont, South Carolina 29673,
(Street) (City)

(State and Zip Code) (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 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.

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