

FILED
SEP 27 1983
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MORTGAGE

THIS MORTGAGE is made this 26th day of September, 1983, between the Mortgagor, David B. Mann and Carol R. Mann, (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 \$20,000.00 (Twenty Thousand and no/100----- Dollars, which indebtedness is evidenced by Borrower's note dated Sept. 26, 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 Sept. 30, 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.

All that certain piece, parcel or lot of land situate, lying and being on the northeasterly side of Forest Lane, in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Lot No. 23 on plat of Meyers Park, Section 2, prepared by C. O. Riddle, Surveyor, dated September, 1976, recorded in the RMC Office for Greenville County in Plat Book 5P, Page 54, and revised plat dated November 10, 1976, recorded in the RMC Office for Greenville County in Plat Book 5P, Page 57, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Forest Lane at the joint front corner of Lots 23 and 24 and running thence with the line of Lot No. 24 N. 42-22 W. 175.28 feet to an iron pin at rear corner of the premises herein described and property now or formerly of Knollwood Subdivision; thence along property known as Knollwood Subdivision N. 71-35 E. 13.63 feet to an iron pin; thence continuing along property known as Knollwood Subdivision N 35-28 E. 80.87 feet to an iron pin at the joint rear corner of Lots 22 and 23; thence along line of Lot No. 22 S. 54-32 E. 170 feet to an iron pin on Forest Lane; thence along Forest Lane the following courses and distances: S. 35-28 W. 66 feet to an iron pin; thence S. 41-32 W. 63.16 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of HBA Properties, Inc. and recorded in the RMC Office for Greenville County on 12/6/76 in Deed Book 1047 at Page 292.

This is a second mortgage and is Junior in Lien to that mortgage executed by David B. Mann and Carol R. Mann which mortgage is recorded in RMC Office for Greenville County on 07/26/77 in Book 1405 at Page 117.

which has the address of 48 Forest Lane, Greenville (City)
South Carolina 29605 (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.