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GREENVILLE

SEP 29 3 55 PM '83

WASLEY

BOOK 1028 PAGE 214

# MORTGAGE

THIS MORTGAGE is made this 23rd day of September, 1983, between the Mortgagor, Joe P. Long and Jo Ann C. Long, (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 Ten Thousand, One Hundred Eighty-three and 08/100 (10,183.08) Dollars, which indebtedness is evidenced by Borrower's note dated September 23, 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 9-30-83.....;

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 with all buildings and improvements thereon situate, lying and being on the eastern side of Bridle Path Lane in Greenville County, South Carolina, being shown and designated as Lot No. 78 on a plat of Pelham Woods, Section I made by Piedmont Engineers and Architects, dated June 19, 1970, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-F, Page 33 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Bridle Path Lane at the joint front corner of lots nos. 78 and 79 and running thence with the common line of said lots N. 88-49 E. 147.51 feet to an iron pin; thence S. 3-50 W. 94.78 feet to an iron pin at the joint rear corner of lots nos. 77 and 78; thence along the common line of said lots N. 85-29 W. 148.91 feet to an iron pin on the eastern side of Bridle Path Lane N. 2-56 E. 68.35 feet to an iron pin; thence continuing along the eastern side of Bridle Path Lane N. 5-18 E. 41.49 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagor herein by Deed of Cary B. Peek and Barbara J. Peek and recorded in the RMC Office for Greenville County on August 19, 1977 in Deed Book 1063 at Page 53.

This is a second mortgage and is junior in lien to that mortgage executed to Joe. P. and Jo Ann C. Long which mortgage is recorded the the RMC Office for Greenville County in Book 1407 at Page 528 on August 19, 1977.

RECORDED IN RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA  
SEP 29 1983

which has the address of 5017 Bridle Path Lane, Greenville, South Carolina 29607  
(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 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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