

FILED
GREENVILLE, S.C.

Oct 20 4 12 PM '83

First Federal of South Carolina 800 1031 PAGE 646
Post Office Box 498
Greenville, South Carolina 29602

MORTGAGE



R.M.C.
THIS MORTGAGE is made this 6th day of September, 1983, between the Mortgagor, Eugene L. Prosser and Jane S. Prosser, (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 \$15,239.12 (Fifteen Thousand Two Hundred Thirty Nine and 12/100) Dollars, which indebtedness is evidenced by Borrower's note dated September 6, 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 September 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, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 136, Section III of a subdivision known as Wellington Green as shown on plat there of being recorded in the RMC Office for Greenville County in Plat Book YY at Page 116 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Kenilworth Drive at the joint front corner of Lots 135 and 136 and running thence with the line of Lot 135 N. 51-44 E. 180 feet to an iron pin; thence S. 38-16 E. 113.4 feet to an iron pin, joint rear corner of lots 136 and 137; thence with the line of Lot 137, S. 51-44 W. 165 feet to an iron pin on the Northeastern side of Kenilworth Drive; thence with Kenilworth Drive, following the curvature thereof, the chord of which being N. 54-55 W. 50 feet to an iron pin; thence continuing with Kenilworth Drive N. 38-16 W. 65 feet to the beginning corner.

This being the same property conveyed to the mortgagor by deed of John F. Dohner and Alta Geneva Dohner and recorded in the RMC Office for Greenville County on 05/16/66 in Deed Book 798 at Page 319.

This is a second mortgage and is Junior in Lien to that mortgage executed by Eugene L. Prosser and James S. Prosser which mortgage is recorded in the RMC Office for Greenville County on 06/20/66 in Book 1033 at Page 641.

RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY SOUTH CAROLINA
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which has the address of 504 Kenilworth Drive, Greenville (City),
SC 29607 (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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