

FILED  
GREENVILLE S.C.  
OCT 20 4 12 PM '83

**MORTGAGE**

THIS MORTGAGE is made this 10th day of October, 1983, between the Mortgagor, James Norman Tate and Shirley B. Tate, (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 \$15,085.04 (Fifteen Thousand Eighty Five and 04/100) Dollars, which indebtedness is evidenced by Borrower's note dated October 10, 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 October 31, 1988;

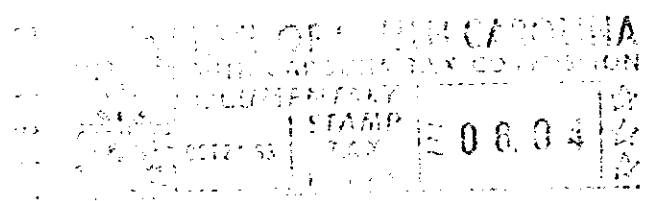
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 near the City of Greenville, in the County of Greenville, State of South Carolina at the Northeast intersection of Trenholm Road and Dubard Street and being known and designated as Lot # 16 on plat of Glenwood Acres and recorded in the RMC Office for Greenville County in Plat Book AA at Page 183 and being more fully described as follows:

BEGINNING at a point on the eastern edge of Trenholm Road, said point being the joint corner of Lots 15 and 16 and running thence with Trenholm Road, N. 0-03 E. 157.4 feet to a point; thence with the curve of the intersection of Trenholm Road and Dubard Street, the chord of which is N. 32-20 E. 51 feet to a point on the southern side of Dubard Street; thence N. 64-36 E. 59.3 feet to the joint front corner of Lots 16 and 17; thence S. 25-24 E. 170 feet to a point; thence S. 64-36 W. 170 feet to the point of BEGINNING.

This being the same property conveyed to the mortgagor by deed of Carolyn H. Hirliman now by remarriage Carolyn McCarthy and recorded in the RMC Office for Greenville County on 06/26/73 in Deed Book 977 at Page 663.

This is a second mortgage and is Junior in Lien to that mortgage executed by James N. Tate and Shirley B. Tate which mortgage is recorded in RMC Office for Greenville County on 06/26/73 in Book 1282 at Page 653.



which has the address of 2 Dubard Street, Greenville, (City)  
South Carolina (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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