

FILED
GREENVILLE CO. S. C.

OCT 26 1983

JOHN P. HEVER
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 26th day of October, 1983, between the Mortgagor, John P. Hever and Elizabeth A. Hever, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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 Six Thousand Five Hundred Eighty One and 64/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 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 Oct. 30, 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 in State of S. C., County of Greenville, being known and designated as Lot No. 26 on a Plat of Old Mill Estates, Section I. Said plat being recorded in R. M. C. Office for Greenville County in Plat Book 000 at Page 159 with reference to said Plat being craved for Metes and Bounds .

This is a second mortgage and is junior in lien to that mortgage executed by the mortgagors to First National Bank of S. C., dated June 16, 1981 and recorded June 16, 1981 in the R.M.C. Office for Greenville County in Vol. 1544 at Page 214.

This is the same property conveyed to the mortgagors by deed of Stanley O. Johnson, dated June 16, 1981, recorded June 16, 1981 in Vol. 1150, at Page 12 in the R.M.C. Office for Greenville County.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
OCT 26 1983
02.64

Loan Number 020 319217-7

which has the address of 6 Old Mill Court, Taylors, S. C. 29687,
(Street) (City)
(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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