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GREENVILLE CO. S. C.  
OCT 27 1 20 PM '83  
DUNN & WEAVER  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 27th day of October, 1983, between the Mortgagor, David H. Buchanan and Nancy Buchanan, (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, six hundred fifty nine dollars and 97/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 27, 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, 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, on the southwestern side of Blue Ridge Drive, being known and designated as Lots Nos. 3 and 4 as shown on plat entitled "Property of W. H. Campbell", dated October 5, 1962, prepared by J. Q. Bruce, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book WW at Page 403, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Blue Ridge Drive at the joint front corner of Lots Nos. 4 and 5 and running thence with the common line of said Lots, S. 71-48 W. 246.3 feet to an iron pin; thence running N. 29-53 W. 129.6 feet to an iron pin; thence running N. 51-0 E. 225.5 feet to an iron pin; thence running N. 35-45 E. 68.5 feet to an iron pin; thence running S. 20-11 E. 246.9 feet to the point of beginning.

THIS is a Second Mortgage and is Junior in Lein to that mortgage executed by David H. Buchanan and Nancy Buchanan to First Federal of South Carolina, recorded in the R.M.C. Office for Greenville County on August 9, 1979, in Book 1287, Page 439.

This is the identical property conveyed to the mortgagors by the deed of Golden Grove Properties recorded 9-14-73, in deed book 983, pg. 890, in the RMC Office for Greenville County.

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which has the address of route 3, blue Ridge Drive Greer,  
(Street) (City)  
South Carolina 29651 (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.

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