

First Federal of S. C.
P. O. Box 408
Greenville, S. C. 29602

VOL 1634 PAGE 372

FILED
GREENVILLE CO. S. C.
NOV 7 2 45 PM '83
DONNIE S. WATERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 28th day of October, 1983, between the Mortgagor, Stephen E. Webb and Phyllis A. Webb, (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 Thirty-Five Thousand One Hundred Eighteen & 08/100 (\$35,118.08) Dollars, which indebtedness is evidenced by Borrower's note dated October 28, 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 _____;

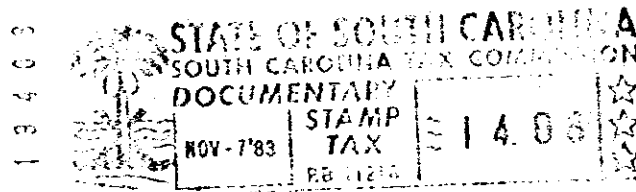
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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: Loan # 020-319216-9

ALL that piece, parcel or lot of land, with improvements thereon, on the Southeastern side of West Prentiss Avenue, shown and designated as Lot #2 of Block K of a plat of the property of O. P. Mills, recorded in the R. M. C. Office of Greenville County in Plat Book 4 at Page 171, and having, according to said plat, the following metes and bounds;

BEGINNING at a stake on the Southeastern side of West Prentiss Avenue, 126.0 feet Southwest from Mission Street, at the corner of Lot #1, and running thence with the line of said lot South 44-33 East 143.5 feet to a stake on the Western side of Mission Street; thence with the Western side of Mission Street South 0-40 West 51.3 feet to a stake; thence South 45-27 West 25.3 feet to a stake at the corner of Lot #3; thence with the line of said lot North 44-33 West 180.0 feet to a stake on West Prentiss Avenue; thence with the Southeastern side of West Prentiss Avenue North 45-27 East 62.0 feet to the beginning corner.

THIS being the property conveyed to the Mortgagors herein by Thomas A. Finley, Jr. by deed recorded in the R. M. C. Office for Greenville County, South Carolina in Deed Book 971 at Page 123.

THIS mortgage is second and junior in lien to that certain mortgage granted to First Federal Savings & Loan Association in Mortgage Book 1270 at Page 611.



which has the address of 303 West Prentiss Ave. Greenville,
(Street) (City)
SC, 29605 (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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