

FILED
GREENVILLE S.C.
10.17 4 53 PM '83

MORTGAGE

THIS MORTGAGE is made this 21st day of October 1983, between the Mortgagor, Nis C. Nielsen and Katrina B. Nielsen, (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 \$14,084.64 (Fourteen Thousand Eighty Four and 64/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 21st, 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, 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, lying on the northeastern side of Hampton Avenue, as shown on plat prepared by Dalton and Neves Co., Engineers, dated May, 1978, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 6-Q, at Page 17, reference to which is hereby made for a more complete description by metes and bounds.

Said property was conveyed to Nis Christian Nielsen, III, Katrina B. Nielsen and James Gregory Nielsen by deed dated 5/9/78 and recorded 5/15/78 in Deed Book 1079 at page 191. James Gregory Nielsen conveyed his interest to said property to Nis Christian Nielsen III, and Katrina B. Nielsen by deed dated 01/02/80 and recorded 01/18/80 in deed book 1119 at page 226.

This is a second mortgage and is Junior in Lien to that mortgage executed by Nis C. Nielsen and Katrina B. Nielsen which mortgage is recorded in RMC Office for Greenville County on 5/15/78 in Book 1431 at Page 974. This was assigned to Federal National Mortgage recorded 06/17/78 in Book 1438 at Page 71.

which has the address of 318 Hampton Ave., Greenville,
South Carolina 29601 (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 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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