

GREENVILLE S.C.
R.M.C. OFFICE

First Federal of South Carolina
Post Office Box 303
Greenville, South Carolina 29602

OL 1538 10

MORTGAGE

THIS MORTGAGE is made this 1st day of November, 1983, between the Mortgagor, William T. Bates Sr. and Frances R. Bates, (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 \$7,000.00 (Seven Thousand and no/100) Dollars, which indebtedness is evidenced by Borrower's note dated Nov. 1, 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 November 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 lot of land with the buildings and improvements thereon, situate on the Northeast side of Meyers Drive, in the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 25 on plat #2 of Sunset Hills made by R. E. Dalton in December 1945 and recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book "P", at page 19, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at corner of Meyers Drive and Waccamaw Avenue and running thence S. 41-10 E., along Meyers Drive 70 feet to an iron pin, corner of Lot No. 26; thence N. 48-50 E., along the line of Lot No. 26, 175.7 feet to an iron pin; thence N. 41-10 W., 70 feet to an iron pin on Waccamaw Avenue; thence S. 48-50 W., along Waccamaw Avenue, 175.7 feet to the Beginning.

This being the same property conveyed to the mortgagor by deed of J. D. Plowden and recorded in the RMC Office for Greenville County on October 24th, 1955 in Deed Book 537 at Page 327.

This is a second mortgage and is Junior in Lien to that mortgage executed by William T. Bates, Sr. which mortgage is recorded in the RMC Office for Greenville County on August 28th, 1981 in Book 1154 at Page 228.

which has the address of 101 Meyers Drive, Greenville,
South Carolina 29605 (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 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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