

FILED
GREENVILLE S.C. First Federal of South Carolina
Post Office Box 408
Greenville, South Carolina 29602
DUNN H.M.C. SLEW

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MORTGAGE

010 320634-4

THIS MORTGAGE is made this 4th day of November, 1983, between the Mortgagor, Herbert C. Howell, Jr. and Paula B. Howell, (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 \$9,082.64 (Nine Thousand Eighty Two and 64/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 4th 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, 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 piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in the City of Mauldin, being known and designated as Lot No. 80 on plat of Forrester Woods, Section 7, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5-P at pages 21 and 22, reference to which is hereby made for a more complete description thereof.

This being the same property conveyed to the mortgagor by deed of Danco, Inc. and recorded in the RMC Office for Greenville County on 07/31/78 in Deed Book 1084 at Page 218.

This is a second mortgage and is Junior in Lien to that mortgage executed by Herbert C. Howell, Jr. and Paula B. Howell which mortgage is recorded in RMC Office for Greenville County on 07/31/78 in Book 1439 at Page 783.

which has the address of 108 Pigeon Point, Greenville,
SC 29607 (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.

SOUTH CAROLINA — This is a copy of the ENCL. PUBLIC INSTRUMENT and is not to be filed.

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