

MORTGAGE

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DONNIE S. TANKERSLEY

THIS MORTGAGE was made this 7th day of December 19 83 between the Mortgagor, James Douglas and Vicky L. Crenshaw

therein "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 P. O. Box 408, 301 College St., Greenville, South Carolina 29602 therein "Lender").

WHEREAS Borrower has entered into a Note/Agreement therein "Note" with Lender dated December 7, 1983 under which the Lender agrees to lend to the Borrower up to a total amount outstanding at any point in time of Twelve thousand five hundred (\$12,500.00) Dollars which indebtedness is payable in monthly installments of principal and interest as provided in the Note.

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 therein "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 the buildings and improvements thereon, being known and designated as Lot No. 55 and a portion of Lot No. 54 Flora Avenue, Map No. 2 Camilla Park Subdivision, as shown on plat prepared by W. J. Riddle dated December, 1943, recorded in the RMC Office for Greenville County, SC, in Plat Book M, Page 85 and also being shown on a more recent plat entitled "Property of James Wylie Crenshaw and Willetta A. Crenshaw" prepared by R. B. Bruce, dated July 11, 1978, and having according to more recent plat, metes and bounds as shown thereon.

This being the same property conveyed to the mortgagor by deed of James Wylie and Willette A. Crenshaw and recorded in the RMC Office for Greenville County on April 25, 1983 in Deed Book 1187 at Page 37.

This is a second mortgage and is Junior in Lien to that mortgage executed by James W. and Willette A. Crenshaw to Collateral Investment Company which mortgage is recorded in the RMC Office for Greenville County on July 14, 1978 in Book 1438 at Page 106. Subsequently assumed by James Douglas and Vicky L. Crenshaw on April 25, 1983 and recorded in Deed Book 1187 at Page 37.

which has the address of 113 Flora Avenue Greenville
[Street]
South Carolina 29611 therein "Property Address").
[Zip Code]

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements and or fixtures now or hereafter erected on the property, and all easements, rights, appurtenances and rents, all of which 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 for the leasehold estate if this Mortgage is on a leasehold are hereinafter 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, and that the Property is unencumbered, except for such encumbrances, declarations, easements or restrictions of record identified herein or otherwise expressly acknowledged by Lender. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to the aforesaid encumbrances of record.

Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and other charges as provided in the Note and this Mortgage.

2. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender shall be applied by Lender first to late charges due, then to interest payable on the Note, and then to the principal of the Note.

3. Prior Mortgages; Charges; Liens. Borrower shall perform all of Borrower's obligations under any Mortgage or other security agreement with a lien which has priority over this Mortgage, including Borrower's covenants to make payments when due. Borrower shall pay or cause to be paid all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Mortgage, and leasehold payments or ground rents, if any.

4. Hazard Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards including within the term "extended coverage", and such other hazards as Lender may require and in such amounts and for such periods as Lender may require.

The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Lender, provided, that such approval shall not be unreasonably withheld. All insurance policies and renewals thereof shall be in a form acceptable to Lender and shall include a standard mortgage clause in favor of and in a form acceptable to Lender. Lender shall have the right to hold the policies and renewals thereof, subject to the terms of any mortgage or other security agreement with a lien which has priority over this Mortgage.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date notice is furnished by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restore or repair the Property or to the sums secured by this Mortgage.