

FILED
GREENVILLE S.C.

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First Federal of South Carolina
Post Office Box 408
Greenville, South Carolina 29602

JOHN W. WINSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 3rd day of November, 1983, between the Mortgagor, Boyce L. Greer, (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 \$9,084.64 (Nine Thousand Eighty Four and 64/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 3rd, 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 piece, parcel or lot of land in Bates Township, Greenville County, State of South Carolina, known as Lot No. 24, Hill Top Drive, on a Plat of Ray E. McAlister subdivision, near Travelers Rest, South Carolina, said plat having been made by Pickell and Pickell, Dated October 16, 1948, and revised February 24, 1949, and recorded in the RMC Office for Greenville County, and being more particularly described, according to said plat as follows:

BEGINNING at an iron pin at the intersection of Hill Top Drive and Forest Drive and running thence with Hill Top Drive N. 13-27 W. 58.5 feet to an iron pin on Hill Top Drive; thence continuing with Hill Top Drive N. 26-53 W. 85 feet to the joint front corners of Lots Nos. 24 and 25; thence with the common line of Lots Nos. 24 and 25 N. 45-57 E. 220.1 feet to the joint rear corners of Lots Nos. 25 and 24; thence S. 47-12 E. 61.7 feet to a point on Forest Drive; thence with Forest Drive S. 12-40 W. 131.7 feet to an iron pin on Forest Drive; thence S. 46-40 W. 168.2 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of Ray E. McAlister and recorded in the RMC Office For Greenville County on 09/11/50 in Deed Book 418 at Page 387.

This is a second mortgage and is Junior in Lien to that mortgage executed by Boyce L. Greer which mortgage is recorded in RMC Office for Greenville County on 02/11/82 in Book 1563 at Page 364.

which has the address of 101 Forest Drive Travelers Rest,
South Carolina 29690 (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.

SOUTH CAROLINA — 1983 Family — 4-75-ENR/ENR/ENR UNIFORM INSTRUMENT with amendments to Reg. Part 11

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