

FILED
GREENVILLE S.C.
OCT 12 12 54 PM '83
JOURNAL R.M.C. ASHLEY

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

VOL 1639 PAGE 432

MORTGAGE

THIS MORTGAGE is made this 19th day of October, 1983, between the Mortgagor, L. Kenneth Dority and Kathy C. Dority, (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 \$12,004.05 (Twelve Thousand and Four and 05/100) Dollars, which indebtedness is evidenced by Borrower's note dated October 19, 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 lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the southern side of Buist Avenue, the northern side of Ashley Avenue, the western side of Townes Street Ext. in the City of Greenville, being shown and designated as Lot 13, Block E on plat of Buist Circle recorded in the RMC Office for Greenville County in Plat Book "C" at Page 10, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwestern corner of the intersection of Buist Avenue and Townes Street Ext. and running thence along the southern side of Buist Avenue N. 80-15 W. 100 feet to an iron pin; thence along the line of Lot 12 S. 9-45 W. 124 feet to an iron pin on the northern side of Ashley Avenue; thence along Ashley Avenue Due East 53 feet to Townes Street Ext.; thence along the western side of Townes Street Ext. N. 32-19 E. 124.5 feet to the beginning corner.

This being the same property conveyed to the mortgagor by deed of Timothy A. Ballew and Cynthia D. Ballew and recorded in the RMC Office for Greenville County on July 16, 1982 in Deed Book 1170 at Page 238.

This is a second mortgage and is Junior in Lien to that mortgage executed by L. Kenneth and Katherine C. Dority which mortgage is recorded in the RMC Office for Greenville County on October 17, 1977 in Book 1413 at Page 91.

which has the address of 103 Buist Avenue, Greenville
South Carolina 29609 (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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