

DEED  
WASLEY MORTGAGE

3-3193860

THIS MORTGAGE is made this 6th day of December, 1983, between the Mortgagor, Frances X. Cote and Betty L. A. Cote, (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 Fifteen thousand eighty five and four cents (15,085.04) Dollars, which indebtedness is evidenced by Borrower's note dated 12-06-83, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 12-31-93

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 certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Austin Township, being known and designated as Lots 123 and 124 of an "Addition to Greenbriar", property of Mrs. B. E. Greer and W. J. Greer near Mauldin as shown on plat thereof prepared by C. F. Webb, R.L.S., February - September 1960, recorded in the R.M.C. Office for Greenville County in Plat Book AAA at Page 61 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of a county road (now known as Mullinax Drive) the joint front corner of Lots 122 and 123 and running thence along the joint line of said lots, N. 76-41 E. 209.2 feet to an iron pin on the rear line of Lot 119; thence along the rear lines of Lots 119 and 118, S. 45-40 E. 137.7 feet to an iron pin at the joint rear corner of Lots 118 and 124; thence along the east line of Lot 124, S. 10-10 W. 115 feet to an iron pin on the northern side of said county road; thence along the northern side of said county road, S. 73-00 W. 207.6 feet to an iron pin at a front corner of Lot 123; thence continuing along the northern side of a county road, N. 72-54 W. 70 feet to an iron pin at a sharp bend in said road; thence along the eastern side of said county road, N. 04-54 W. 200 feet to the beginning corner.

This being the same property conveyed to the mortgagor(s) herein by deed of Florrie V. Greer and William J. Greer, and recorded in the RMC Office for Greenville County, on 09-25-67, in Deed Book 829, and page 265.

This is a second mortgage and is junior in lien to that mortgage executed by Frances X. Cote and Betty L. A. Cote, in favor of First Federal Savings and Loan of SC, which mortgage is recorded in the RMC Office for Greenville County, in Book 1381 and page 502.

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which has the address of Rt 14 Mullinax Drive 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.

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