



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

VOL 1640 PAGE 761

MORTGAGE

THIS MORTGAGE is made this 7th day of October, 1983, between the Mortgagor, Clyde H. Howard and Margaret H. Howard, (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 \$25,091.04 (TWENTY FIVE THOUSAND AND NINETY ONE AND 04/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 7, 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.

9.15 acres, more or less, and being a portion of the tract of land shown on a plat entitled "Property of R. H. Heaton sold to Clyde H. Howard" recorded in Plat Book LLL at Page 119, in the R.M.C. Office of Greenville County, South Carolina, and having according to said plat the following metes and bounds to wit:

BEGINNING at an iron pin in the center of S.C. Highway 253 at the corner of property of Eunice Andrea Basell and running thence along the center of said road N. 30-10 E. 475 feet to an iron pin; thence along the center of a county road N. 65-02 W. 690 feet to an iron pin on the southern side of a county road, S. 71-20 W. 73.5 feet to an iron pin; thence S. 19 W. 789.5 feet to an iron pin; thence N. 63-39 E. 128.5 feet to an iron pin; thence N. 89-24 E. 600.6 feet to the point of beginning. LESS that portion of said tract covered by a mortgage to Travelers Rest Federal Savings and Loan Association, filed in said R.M.C. Office in Mortgage Book 1270 at Page 839 and having the following metes and bounds: Beginning at an iron pin on the western side of South Carolina Highway 253 at the corner of Baswell, and running thence along said highway N. 27-24 E. 145 feet to an iron pin and thence N. 80-36 W. 240 feet to an iron pin; thence S. 22-24 W. 184.5 feet to an iron pin; thence N. 89-24 E. 240 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by Maude L. Heaton, recorded in Deed Book 788 at Page 449 in said R.M.C. Office.

This mortgage is junior in lien to that mortgage given by the mortgagors herein to Travelers Rest Federal Savings and Loan Association in an original principal amount of \$16,000 and filed in said R.M.C. Office in Mortgage Book 1017 at Page 401, which mortgage is separate from the above mortgage filed in Mortgage Book 1270 at Page 839.

STATE OF SOUTH CAROLINA
RECORDS AND DEEDS
STAMP
\$10.04

which has the address of Route 2, Taylors, S. C. 29687

(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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