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GREENVILLE S.C.
DEC 31 12 31 PM '83
DONALD R.M.C. RSLEY

P. O. Box 408
Greenville SC 29602

VOL 1642 PAGE 37

MORTGAGE

3-3193810

THIS MORTGAGE is made this 2nd day of December, 1983, between the Mortgagor, Willie I. Buff, Jr., (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 Sixteen Thousand one hundred forty nine dollars and two cents (16149.02) Dollars, which indebtedness is evidenced by Borrower's note dated 12-02-83, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 12-30-93.....;

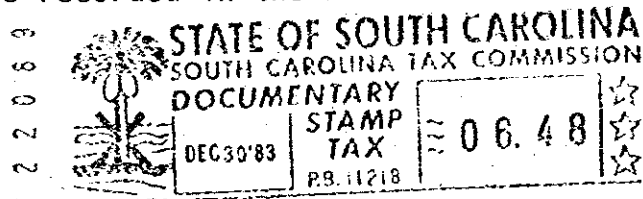
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 piece, parcel or lot of land situate, lying and being in the town of Mauldin, County of Greenville, State of South Carolina, being known and designated as Lot 84 on Plat of "Addition to Knollwood Heights," recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-F, at Page 17, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the southeastern edge of Devon Drive, at the joint front corner of Lots 84 and 85, and running thence along the joint line of said lots, S. 47-27 E. 174.25 feet to a point; thence along a line of Lot 11, S. 42-33 W. 120 feet to a point; thence along a line of Lot 83 N. 47-27 W. 173.5 feet to a point on the southeast edge of Devon Drive N. 42-12 E. 120 feet to the beginning corner.

This being the same property conveyed to the mortgagor(s) herein by deed of Donald E. Baltz, Inc., and recorded in the RMC Office for Greenville County, on 04-6-72, in Deed Book 940, and page 331. Nedene R. Buff subsequently deed her interest to Willie I. Buff, Jr on 11-4-81 and this is recorded in the RMC Office for Greenville County in Deed Book 1157, and page 736.

This is a second mortgage and is junior in lien to that mortgage executed by Willie I. Buff, Jr and Nedene R. Buff, in favor of First Federal Savings and Loan of SC, which mortgage is recorded in the RMC Office for Greenville County, in Book 1228, and page 316.



which has the address of 213 Devon Dr Mauldin,
(Street) (City)
SC 29662 (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.

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