

OFFICE OF THE RECORDER OF DEEDS

MORTGAGE



R.M.C.

THIS MORTGAGE is made this 17th day of April, 1984, between the Mortgagor, PAUL J. SCHEELE and LOUISE Z. SCHEELE, (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 \$17,588.04 (SEVENTEEN THOUSAND FIVE EIGHTY-EIGHT AND 04/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 17, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 30, 1994;

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 situate, lying and being on the eastern side of Wentworth Street, in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 119 on plat of CHESTNUT HILLS, NO. 1, prepared by R. K. Campbell, RLS, dated August 28, 1959, recorded in Plat Book QQ at Page 83, and being more particularly described according to a more recent plat of the property of Paul J. Scheele and Louise Z. Scheele prepared by Freeland & Associates, dated January 28, 1977, recorded in the RMC Office for Greenville County in Plat Book 6-A at Page 13, as follows:

BEGINNING at an iron pin on the eastern side of Wentworth Street at the joint front corner of Lots 118 and 119 and running thence with the common line of said lots S. 67-18 E. 142 feet to an iron pin at the joint rear corner of said lots; thence S. 17-33 W. 80.4 feet to an iron pin at the joint rear corner of Lots 119 and 120; thence along the common line of said lots N. 67-28 W. 148.8 feet to an iron pin on the eastern side of Wentworth Street at the joint front corner of said lots; thence along Wentworth Street N. 22-25 E. 80 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of James J. Foster and Reba Ann H. Foster recorded January 31, 1977, in the RMC Office for Greenville County in Deed Book 1050 at Page 352.

This is a second mortgage junior in lien to that certain mortgage given by the Mortgagors herein to Collateral Investment Company in the original amount of \$26,700.00, which mortgage was recorded on January 31, 1977, in the RMC Office for Greenville County in Mortgage Book 1388 at Page 212.

which has the address of 13 Wentworth Street, Greenville, S. C. 29605 (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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