

FILED
GREENVILLE CO. S. C.
MAY 2 11 03 AM '84
JAMES S. WAINWRIGHT

Vol. 1000 No. 517

MORTGAGE

THIS MORTGAGE is made this 1st day of May, 1984, between the Mortgagor, Steven K. Bordeaux and Brenda W. Bordeaux, (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 & no/100 (\$16,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 1, 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 May 1, 1985.....;

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 in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 12 of Division of Lot No. 12, Quail Hill Estates, said plat prepared by C. O. Riddle, dated 12/19/77, recorded in Plat Book TTT, page 210, and having, according to a more recent plat by Carolina Surveying Co., dated April 26, 1984, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Quail Hill Drive, the same being the joint front corner of Lots 12 and 13 and running thence with the joint line of said lots, S. 60-49 E., 250 feet to an iron pin, the joint rear corner of Lots 13 and 12; thence S. 27-21 W., 150 feet to an iron pin, the joint corner of Lots 11 and 12; thence with the joint line of said Lots 11 and 12, N. 60-47 W., 247.84 feet to an iron pin on Quail Hill Drive; thence with said Drive, N. 30-56 E., 26.06 feet to an iron pin; thence continuing with said Drive, N. 25-36 E., 123.94 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagors by deed of Isobel C. Calhoun dated April 30, 1984, to be recorded herewith.

This mortgage is second and junior in lien to that certain mortgage in favor of First Federal Savings and Loan Association dated April 30, 1984, recorded in REM Book 1660 Page 323, RMC Office for Greenville County.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
MAY-2'84
STAMP TAX
\$ 00.40
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which has the address of 24 Quail Hill Drive Greenville, (City)
South Carolina 29607 (herein "Property Address");
(State and Zip Code)

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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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