

First Federal Savings and Loan
Association of South Carolina
301 College Street
Greenville, South Carolina

1684 708

GREENVILLE S.C.

OCT 8 10 15 AM '84

MORTGAGE

03-334143-5

THIS MORTGAGE is made this 28th day of September, 1984, between the Mortgagor, David L. Watson and Sallie L. Watson, (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 \$3,580.08 (Three thousand five hundred eighty and 08/100-----) Dollars, which indebtedness is evidenced by Borrower's note dated 9-28-84, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 10-31-88

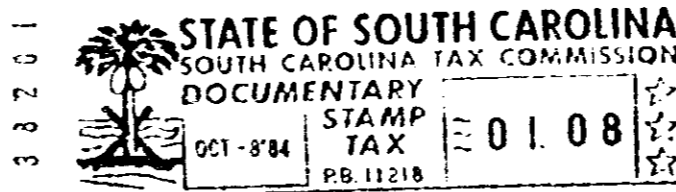
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 the Town of Simpsonville, on the southern side of Newgate Drive and being known and designated as Lot No. 92 of Bellingham Subdivision Section Two, plat of which is recorded in the RMC Office for Greenville County in Plat Book 4-X at Page 89, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Newgate Drive at the joint front corner of Lots 91 and 92 and running thence N. 11-26 W. 154.42 feet to an iron pin; thence running N. 75-21 E. 80 feet to an iron pin; running thence S. 11-22 E. 154 feet to an iron pin along the right-of-way of Newgate Drive; thence running S. 79-00 W. 80 feet the point of beginning.

This being the same property conveyed to mortgagor by deed of Bellingham, Inc., dated June 23, 1976 and recorded in the RMC Office for Greenville County on June 24, 1976 in Deed Book 1038 at Page 527.

This is a second mortgage and is junior in lien to that mortgage executed to First Federal Savings and Loan Association of South Carolina, which mortgage is recorded in RMC Office for Greenville County in Book 1371 at Page 164.



which has the address of Newgate Drive Simpsonville,
(Street) (City)
South Carolina (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 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.

GCTO ----- 1 OCT 8 84

006

4.0000

1684 708

1684 708