

FILED
GREENVILLE S.C.
SEP 21 12 43 PM '83
BONNIE S. HENDERLEY
R.M.C.

BOOK 87 PAGE 1293
REC: 1528 TAG: 799

MORTGAGE

THIS MORTGAGE is made this 13th day of September, 1983, between the Mortgagor, Cecil E. Hendricks and Lucille K. Hendricks

(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 Three Thousand Three Hundred Sixteen Dollars and 01/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 13, 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 September 30, 1985.....;

Howell land, and running thence with said highway, N. 19-13 W. 71 feet to southwest corner of bridge over beaverdam Creek; thence with said highway, N. 11-55 W. 384.7 feet to a point in center of highway; thence N. 14-30 W. 168 feet to an iron pin, corner of Gordon Sudduth's lot; thence N. 73-45 E. 252.5 feet to an iron pin; thence N. 21-15 W. 298 feet to an iron pin in a community road; thence along said road. N. 56-50 E. 200 feet to bend in road; thence N. 63-55 E. 835 feet to an iron pin on line of J. C. Berry Estate; thence with said line, S. 18-37 E. 807 feet to an iron pin; thence S. 72-11 W. 142.5 feet to an iron pin; thence S. 18-15 E. 909 feet to a stake on bank of Beaverdam Creek; set back 25 feet from corner; thence up said creek as a line, S. 74-30 W. 320.5 feet to bend; thence N. 72-20 W. 88 feet to bend; thence N. 71-20 W. 95.7 feet to bend; thence N. 56-20 W. 105 feet to a birch on the south bank of creek; thence N. 73-45 W. 306 feet to an iron pin; thence N. 50-48 W. 273 feet to an iron pin; thence S. 79-15 W. 255 feet to the beginning corner. LESS, HOWEVER, from the above described boundary two lots of approximately one-half acre each on the community road conveyed to James Howard and Joan B. Howard

SEE Deed of Myra P. Wofe to Cecil Milton Hendricks, recorded in Nov. RMC Office for Greenville County in Book 814, Page 285, Dated February 22, 1967 16-163 604

THIS is a second mortgage and is junior in rank to PAID SATISFIED AND CANCELLED which has the address of First Federal Savings and Loan Association

Greenville, S.C. (herein "Property Address"); 301 College Street, Greenville, S.C.

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.

SOUTH CAROLINA — 1 to 4 Family — 6-75 — FNMA/FHLMC UNIFORM INSTRUMENT (with amendments adding Para 24)

400 3 5401A01

2.0001 120 3 N03084

1328-768