

FILED  
GREENVILLE S.C.  
MAY 20 10 42 AM '83  
DONNIE S. WENSLEY  
R.M.C.

P.O. Drawer 408  
Greenville, South Carolina 29602

BOOK 1607 PAGE 272

### MORTGAGE

THIS MORTGAGE is made this 12th day of May, 1983, between the Mortgagor, Kenneth W. Houck, (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 Fifteen Thousand and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 12, 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 June 1, 1998;

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.

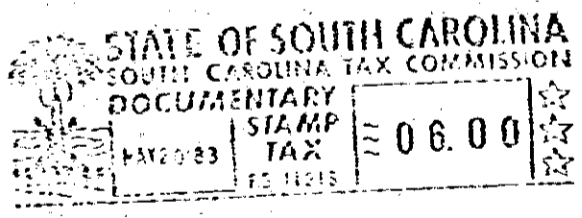
All of that lot of land in the County of Greenville, State of South Carolina, in Austin Township, near the Town of Mauldin, known as a portion of Tract #7 according to plat of Sanford L. Lindsey recorded in the RMC Office for Greenville County, South Carolina, in Plat Book X at Page 5, and having according to a more recent revision by C. O. Riddle, dated January 16, 1960, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Greenbrier Drive at the joint corner of Lots Nos. 7 and 8, and running thence along said Drive, N. 41-30 E., 126.4 feet to an iron pin; thence N. 48-30 W., 427.5 feet to an iron pin; thence S. 60-08 W., 133.4 feet to an iron pin; thence S. 48-30 E., 470.3 feet to the point of beginning.

This being the same property conveyed to the mortgagor(s) herein by deed of Larry D. Taylor and Sally H. Taylor, and recorded in the RMC Office for Greenville County, on 5-2-77, in Deed Book 1055 and page 784.

This is a second mortgage and is junior in lien to that mortgage executed by Kenneth Houck, in favor of First Federal of SC, which mortgage is recorded in the RMC Office for Greenville County, in Book 1404, and page 839.

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which has the address of 224 Greenbrier Drive Simpsonville,  
(Street) (City)  
South Carolina 29681 (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.

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