

MORTGAGE

THIS MORTGAGE is made this 24th day of June, 1983, between the Mortgagor, Jeffrey T Ingram and Katherine M Ingram, (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 12,000.00 Dollars, which indebtedness is evidenced by Borrower's note dated June 24th 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 1993.....;

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, being known and designated as Lot No. 197, Canebrake II, Sheet One of Two, which plat is recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 7-C at Page 69, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Saratoga Drive, which iron pin is the joint front corner of Lots No. 196 and 197: running thence along the southerly side of Saratoga Drive N. 61-00 W. 70.0 feet to an iron pin; thence S. 42-35 W. 143.52 feet to an iron pin; thence S. 54-48 E. 108.0 feet to an iron pin; thence N. 27-37 E. 151.22 Feet to an iron pin, the point of BEGINNING.

This being the same property conveyed to Jeffery T Ingram and Katherine M Ingram by deed of Premier Investment Co., Inc., dated 5/9/80 and recorded 5-9-80 in Deed Book 1125 at page 519 in the RMC Office of Greenville County.

This is a second mortgage and is junior in lien to that mortgage executed by Jeffrey T Ingram and Katherine M Ingram to First Federal Savings & Loan Association which mortgage is recorded in the RMC Office for Greenville County in Book 1502 at Page 782 and dated 5/09/80 and recorded 5/9/80

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
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which has the address of Lot. No. 197, Saratoga Drive Greer, (203)
South Carolina 29651
(State and Zip Code) (herein "Property Address");

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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."

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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.

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