

JUL 21 4 31 PM '83 MORTGAGE

DONNIE S. TANKERSLEY
R.H.C.

THIS MORTGAGE is made this 25 day of May,
19 83, between the Mortgagor, Charles T. Lynn Jr.

(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 \$9,172.68 Nine thousand one hundred 7 seventy-two 68/100---Dollars, which indebtedness is evidenced by Borrower's note dated May 25, 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 May 30, 1980

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 piece, parcel or lot of land situate, lying and being on the Northern side of Kindlin Way, near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as Lot No. 1 of a Subdivision known as Fox Ridge at Pebble Creek, Phase I, Plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 7-C at Page 67, and, according to said Plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Kindlin Way, which iron pin is 264.77 feet Southwest from the intersection of Kindlin Way and Pebble Creek Drive, and running thence N. 14-54 W. 41.25 feet to an iron pin; running thence N.47-44 W. 110.26 feet to an iron pin; running thence S. 53-01 W. 58 feet to an iron pin at the joint rear corner of Lots Nos. 1 and 2; running thence with the joint line of said Lots S. 37-00 W. 145 feet to an iron pin on the Northern side of Kindlin Way; running thence with the Northern Side of said Way N. 54-26 E. 63.08 feet to an iron pin, point of beginning.

This property is conveyed subject to easements, conditions, covenants, restrictions and rights of way which are a matter of record and actually existing on the ground effecting the sbject property.

This is a second mortgage and junior in lien to that mortgage executed by Charles T. Lynn Jr. to First Federal Savings and Loan Association of South Carolina which is recorded in RMC Office of Greenville County in Book No. 1518 Page 333 dated September 30, 1980.

DERIVATION: This is the property of Preferred Homes, Inc. conveyed to Charles T. Lynn, Jr. recorded RMC Office Greenville County Book 1134, Page 552 dated September 30, 1980.

which has the address of 10 Kindlin Way Taylors
South Carolina 29687 herein "Property Address";

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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