

First Federal
P. O. Drawer 408
Greenville, S.C. 29604

GREENVILLE CO. S.C.
AUG 1 4 14 PM '83
DONNIE S. WALKLEY
R.M.C.

BOOK 1618 PAGE 881

MORTGAGE

THIS MORTGAGE is made this 22 day of July, 19 83, between the Mortgagor, Johnnie R. White, III and Margaret D. White, (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 Twenty Five Thousand and No/100 (\$25,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 22, 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 7-31-93

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 lot of land in the State of South Carolina, County of Greenville, on the northwestern side of Riviera Drive, near the City of Greenville, being shown as Lot 254 on plat of Section V of Botany Woods, recorded in Plat Book YY at Page 7, and described as follows:

BEGINNING at an iron pin on the northeastern side of Riviera Drive, at the corner of lot 253, and running thence with the northeastern side of said Drive S. 47-15 E. 120 feet to iron pin at corner of Lot 255; thence with line of said lot N. 36-09 E. 202.5 feet to iron pin in line of Lot 250; thence with line of said lot N. 55-15 W. 20 feet to iron pin at corner of Lot 25; thence with line of Lots 251 and 252, N. 96-05 W. 86.6 feet to iron pin at corner of Lot 253; thence with line of said lot S. 46-25 W. 144.3 feet to the beginning corner.

This being the same property conveyed to the mortgagor herein by deed of Elva Annette Garren Owen and recorded in the RMC Office for Greenville County on September 5, 1967 in Deed Book 827 at Page 513.

This is a second mortgage and is junior in lien to that mortgage executed to Johnnie R. White, III and Margaret D. White which mortgage is recorded in RMC Office for Greenville County in Book 1208 at Page 363 on September 30, 1971.

[REDACTED]

which has the address of 5 Riviera Drive, Greenville, South Carolina 29607

(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 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.

2 AUG 1983 1203
4.00 CT

0808

1325 RV.23