

FILED  
GREENVILLE S.C.  
DECEMBER 9 1983  
JOHN R. M.C. HENSLEY

VOL 1639 PAGE 422

# MORTGAGE

THIS MORTGAGE is made this 9th day of December, 1983, between the Mortgagor, Richard C. Lance & Barbara L. Lance, (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 Nine Thousand Five Hundred Forty Dollars & 30/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 9, 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 December 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 lot of land in the State of South Carolina, County of Greenville, in Highland Township, containing 1.78 acres, more or less, and fronting on the northerly side of Turner Road a total distance of 439.2 feet and being designated on the Greenville County Block Book as Lot Number 4, Block 1 on Sheet 620.2

DERIVATION: This being the same property conveyed to the mortgagor by deed of Eva M. Turner and recorded in the RMC Office of Greenville County dated April 27, 1979 in Book 1101 Page 398.

This is a second mortgage and junior lien to that mortgage executed by American Federal Savings and Loan Association which mortgage is recorded in RMC Office of Greenville County in Book No. 1464 Page 640 date 4-27-79.

which has the address of Rt. 2, Turner Road, Landrum, S.C. 29356, (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.

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