

FILED
GREENVILLE CO. S. C.
DEC 31 1983
DUNKLE & WERSLEY
R.M.C.

MORTGAGE

010-320648-1

THIS MORTGAGE is made this 14th day of November, 1983, between the Mortgagor, Sandra S. Morgan, (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 \$ 10,083.04 (Ten Thousand Eighty Three and 04/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 14, 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 November 30, 1983.....;

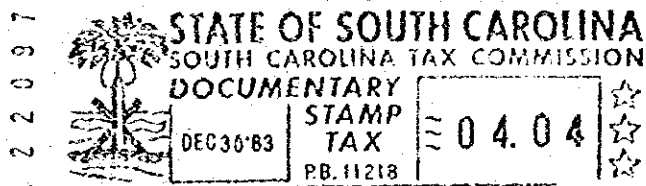
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina County of Greenville, being known and designated as Lot 99, DEVENGER PLACE, Section 2, as shown on plat thereof prepared by Dalton and Neves, Co., Engineers, dated October, 1973, which plat is of record in the RMC Office for Greenville County, S. C. in Plat Book 5-D, at Page 8, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the northwestern side of Longstreet Drive, joint front corner of Lots Nos. 98 and 99; running thence with the line of said lots S. 78-05 W. 144.9 feet to an iron pin, joint rear of said lots; running thence with the rear line of Lot No. 99, S. 8-16 E. 90 feet to an iron pin, joint rear of Lots 99 and 100; running thence with the line of said Lots N. 78-06 E. 149.9 feet to an iron pin in Longstreet Drive; running thence with the northwestern side of said drive, N. 11-58 W. 89.9 feet to an iron pin, point and place of beginning.

This being the same property conveyed to the mortgagor by deed of Dee Smith Company, Inc. an recorded in the RMC Office for Greenville County on 12/17/76 in Deed Book 1048 at Page 29.

This being the same property conveyed to the mortgagor by deed of William G. Morgan and recorded in the RMC Office for Greenville County on 01/18/80 in Book 1119 at Page 282. This is a second mortgage and is Junior in Lien to that mortgage executed by Sandra S. Morgan and William G. Morgan conveying an undivided one half interest which mortgage is recorded in RMC Office for Greenville County on 12/17/76 in Book 1370 at Page 12.



which has the address of 319 Longstreet Drive Greer, (Street) (City), South Carolina 29651 (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 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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328-11-2