

VOL. 1044 PAGE 882
First Federal Savings & Loan
P.O. Box 408
Greenville, South Carolina 29602

MORTGAGE

010-320820-5

THIS MORTGAGE is made this 13th day of January, 1984, between the Mortgagor, C. W. Winchester, Jr. and Charlton W. Winchester, III, (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-two thousand twelve and 84/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 13, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 11, 1984.....;

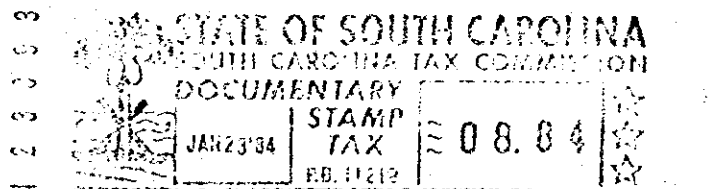
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, City of Greenville, on the western side of Summit Drive (formerly Bennett Street), being known as Part of Lot 5, Block 1, Section A, on plat of Parkvale recorded in the RMC Office for Greenville County in Plat Book K at Page 52, and having according to a more recent survey prepared by R. W. Dalton, August 1956, the following metes and bounds:

BEGINNING at an iron pin on the western side of Summit Drive (formerly Bennett Street), which iron pin is located 327 feet, more or less, in a northerly direction from the northwest corner of the intersection of Summit Drive and Westview Avenue, and running thence N. 75-54 W. 157.1 feet; thence N. 12-0 E. 35.2 feet to the joint rear corner of Lots 5 and 6, Block 1, Section A; thence along the common line of said lots, S. 88-40 E. 170.4 feet to an iron pin on the western side of Summit Drive; thence along the western side of said Summit Drive, S. 20-0 W. 72.3 feet, more or less, to an iron pin at the point of beginning.

This being the same property conveyed to the mortgagor by deed of B. Michael Pressley and Louise H. Pressley and recorded in the RMC Office for Greenville County on December 17, 1982 in Deed Book 1179 at Page 130.

This is a second mortgage and is Junior in Lien to that mortgage executed by Charlton W. Winchester, III and C. W. Winchester, Jr. to First Federal which mortgage is recorded in the RMC Office for Greenville County on December 17, 1982 in Book 1582 at Page 325.



which has the address of 301 Summit Drive Greenville,
(Street) (City)
South Carolina 29609 (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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