

FILED
GREENVILLE S.C.
AUG 30 4 07 PM '83
DONNIE S. WISLEY
R.M.C.

First Federal of South Carolina
Post Office Box 408
Greenville, South Carolina 29602

BOOK 83 PAGE 1668
BOOK 1523 PAGE 439

MORTGAGE

THIS MORTGAGE is made this 20th day of July, 1983, between the Mortgagor, Mary Ann Rance, (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 \$6,000.00 (Six Thousand and No/100) Dollars, which indebtedness is evidenced by Borrower's note dated July 20, 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 July 30, 1988 feet to an iron pin; thence continuing with said road in a northeasterly direction an arc distance of 38.05 feet to the beginning corner (the radius being 249.29 feet).

This being the same property conveyed to the mortgagee by deed of J. Al Bolen as Trustee for James W. Vaughn and J. A. Bolen and College Properties Inc. trading as Batesville Property Associates, II a joint Venture, and recorded in the RMC Office for Greenville County on 09/01/78 in Deed Book 1086 at Page 628.

This is a second mortgage and is Junior in lien to that mortgage executed by Mary Ann Rance which mortgage is recorded in RMC Office for Greenville County on 09/01/78 in Book 1443 at Page 73.

which has the address of 301 S. Sine Mountain Drive, Canbrake Subdivision, Greer, (City) 29695 SC 29651 (State and Zip Code) (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.

SOUTH CAROLINA — 1 to 4 Family — 6-75 — FNMA/FHL MC UNIFORM INSTRUMENT (with amendment adding Para. 20)

1 A13093 1559

4-0001

PAID SATISFIED AND CANCELLED

FILED
JAN 18 1984

1A01
200

Cancelled
Dennis R. [unclear]