

FILED
GREENVILLE CO. S. C.
NOV 4 9 56 AM '83

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

VOL 1634 PAGE 112
BOOK 87 PAGE 122

MORTGAGE

010320598-8

THIS MORTGAGE is made this 24th day of October,
1983, between the Mortgagor, James L. Wagner and Patricia S. Wagner,
(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 \$7,081.84 (Seven Thousand
Eighty One and 84/100) Dollars, which indebtedness is evidenced by Borrower's
note dated October 24, 1983 (herein "Note"), providing for monthly installments of principal
BEGINNING at a point on the northeastern side of Nova Street at the
joint front corner of Lots 19 and 20 and running thence with the line
of said lots, N. 48-44 E. 190 feet to a point at the joint rear corner of
said lots, thence S. 41-16 E. 90 feet to a point at the joint rear corner
of Lots 20 and 21, thence with the joint line of said lots S. 48-44 W. 190
feet to a point on the northeast side of Nova Street, the joint front
corner of Lots 20 and 21, thence with the northeastern side of Nova Street,
N. 41-16 W. 90 feet to the point of beginning.

This begin the same property conveyed to the mortgagor by deed dated
and recorded June 2, 1977 in Deed Book 1057 at Page 903. An individual
one-half interest was then conveyed by James L. Wagner to Patricia S.
Wagner by deed dated and recorded June 2, 1977 in Deed Book 1057 at
Page 904.

This is a second mortgage and is Junior in Lien to that mortgage
executed by James L. Wagner which mortgage is recorded in RMC Office for
Greenville County on June 1977 in Book 1399 at Page 845.

which has the address 301 College Street, Taylors
South Carolina 29687 S. Tankersley (Street) (City) (State and Zip Code)
("Property Address")

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, for use together with all
the improvements now or hereafter erected on the property, and all easements, rights, rents, royalties,
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-675-FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para. 20)

2 NO 483 503 4.0001

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OCT 29 1983
GREENVILLE CO. S. C.

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PAID SATISFIED AND CANCELLED
First Federal Savings and Loan Association
of South Carolina

Ucky J. Conahan
10/26/83

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