

FILED
GREENVILLE S.C.
OCT 7 11 48 AM '83
DONNIE S. TANKERSLEY
R.H.C.

51-3212371

BOOK 1529 PAGE 646
BOOK 87 PAGE 424

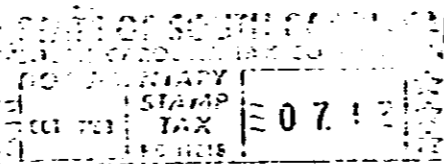
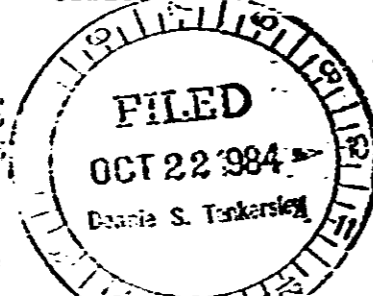
MORTGAGE

THIS MORTGAGE is made this 3rd day of October, 1983, between the Mortgagor, Charles J. Zellner, IV and Janice B. Zellner, (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 Seventeen Thousand Seven Hundred Thirty-six and 12/100 * * * * Dollars, which indebtedness is evidenced by Borrower's note dated October 3, 1983, (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, by 17:30 E. 136.3 feet to an iron pin on the southern side of Forestwood Drive; thence along Forestwood Drive N. 78-00 E. 80 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of Robert C. Burdick, Jr. and Cathleen J. Burdick and recorded in the RMC Office for Greenville County on May 31, 1979 in Deed Book 1103 at Page 757.

This is a second mortgage and is junior in lien to that mortgage executed by Janice B. and Charles J. Zellner, IV to First Federal which mortgage is recorded in the RMC Office for Greenville County on May 31, 1979 in Book 1468 at Page 451. 12070



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

Vicki A. Crandall
Asst. Manager

Witness *Lisa Brown*

which has the address of 12 Forestwood Drive

South Carolina 29687

(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.