

FILED  
GREENVILLE CO. S. C.

FIRST FEDERAL  
P. O. BOX 408  
GREENVILLE, S. C. 29602

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DONNIE S. TANKERSLEY  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 15TH day of August, 1980, between the Mortgagor, Stephen J. and Moscelia A. Gedosch, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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 Seven Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 15, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 1985;

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, on the southern side of West Golden Strip Drive near Mauldin, S. C. in Austin Township, and being shown as .24 acres and 2.35 acres on plat of property of J.A. and Mary Baldwin recorded in the R.M.C. Office for Greenville County in Plat Book WW at Page 70 and having according to said plat the following metes and bounds:

Beginning at an iron pin on the southern side of West Golden Strip Drive and running thence with the line of property now or formerly owned by William M. Nalley, S.24-19 E 78.4 feet to an iron pin; thence with the line of property now or formerly owned by Connie L. Brooks Smith, S.24-19 E. 390.4 feet to an iron pin on branch; thence with the traverse line of branch, S 87-45 E. 151.9 feet to an iron pin on branch; thence continuing with traverse line of branch, N. 73-41 E. 157 feet to an iron pin (the line of the branch being the rear boundary); thence with the line of property now or formerly owned by W. T. Reid, N. 39-23 W. a total of 530 feet to an iron pin; thence continuing with line of said property; N 31-56W. 33.3 feet to an ironpin on southern side of West Golden Strip Drive; thence with the curve of said drive, the chord being S. 70-24 W. 150 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of Jeff D. Gilreath, Jr. and recorded in the R.M.C. Office for Greenville County, on June 21, 1976 in deed book 1038 page 345.

This is second mortgage and is junior in lien to that mortgage executed by Stephen J and Moscelia A. Gedosch to First Federal which mortgage is recorded in R.M.C. Office for Greenville County in Book 1370 Page 851.

which has the address of 27 West Golden Strip Drive, Mauldin, South Carolina 29662,  
(Street) (City)  
(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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