

FILED
GREENVILLE, S.C.
NOV 11 2 07 PM '80
DONN WILSON
R.M.C.

P.O. Box 408
Greenville, SC 29602

BOOK 1524 PAGE 551

MORTGAGE

THIS MORTGAGE is made this 7th day of November,
1980, between the Mortgagor, Theron D. Wilson and Rebecca E. Wilson
(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, Five
Hundred Dollars & no/100 (\$7,500.00) Dollars, which indebtedness is evidenced by Borrower's
note dated November 7, 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 _____
Dec. 1, 1991.....;

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, in the Town of Mauldin, at the southwestern
corner of the intersection of Dellrose Avenue and North Golden Strip Drive and
being known and designated as Lot No. 153 on plat of Eastdale Development recorded
in the R.M.C. Office for Greenville County in Plat Book "JJJ", at Pages 50 and 51,
and having the following metes and bounds to wit:

BEGINNING at an iron pin on the southwestern side of Dellrose Avenue at the
joint front corner of Lots Nos. 153 and 154 and running thence along the line of
said lots S. 21-49 W. 225 feet to an iron pin; thence N. 68-11 W. 91.4 feet to an
iron pin on the southeastern side of North Golden Strip Drive; thence with said
Drive the following courses and distances: N. 20-39 E. 91.9 feet; N. 7-23 E. 117.5
feet to an iron pin at the southwestern corner of the intersection of North Golden
Strip Drive; thence with the curve of the intersection, the chord being N. 59-36 E.,
24.5 feet to an iron pin on the southwestern side of Dellrose Avenue; thence with
said Avenue S. 68-11 E. 107.9 to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of
Florrie E. and William J. Greer, and recorded in the R.M.C. Office for Greenville
County on April 27, 1966, in Deed Book 797, and page 225.

This is a second mortgage and is junior in lien to that mortgage executed to
Theron E. and Rebecca E. Wilson, which mortgage is recorded in R.M.C. Office for
Greenville County in Book 1029, and page 407.

which has the address of 300 Dellrose Drive Mauldin
(Street) (City)
South Carolina 29662 (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 seised 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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