

Mortgagee's mailing address: 301 College Street, Greenville, S.C. 29603.

GREENVILLE CO. S. C.  
FEB 13 10 07 AM '81  
MORTGAGE  
R.M.C. HARRISLEY

THIS MORTGAGE is made this 13th day of February, 1981 between the Mortgagor, Lewis R. Sisson and Patsy D. Sisson, (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 Thirty Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 13, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 1996;

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 piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, being known and designated as Lot No. 20 as shown on plat of Section 1, Pelham Woods Subdivision, recorded in Plat Book 4-F, Page 33, the R.M.C. Office for Greenville County, South Carolina, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Maplewood drive at the joint front corner of Lots Nos. 19 and 20 and running thence with the line of said lots S. 38-50 W. 175.70 feet to center of Rocky Creek; thence with the center of Rocky Creek as the line S. 62-25 E. 132.1 feet to bend; thence continuing with said Creek S. 41-20 E. 52.85 feet; thence continuing with said Creek S. 56-25 E. 9.8 feet to stuboff of proposed street; thence with said proposed street N. 3-11 E. 37.5 feet; N. 4-56 E. 50 feet; N. 20-35 E. 75 feet to the intersection of said proposed street with Maplewood Drive; thence N. 12-41 W. 36.15 feet to a point on Maplewood Drive; thence with Maplewood Drive N. 56-25 W. 67.1 feet to bend; thence still with Maplewood Drive N. 54-05 W. 22.89 feet to the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of The Ervin Company dated March 26, 1971 and recorded March 29, 1971 in the RMC Office for Greenville County in Deed Vol. 911 at Page 457.

This is a second mortgage and is junior in lien to that mortgage executed to First Federal Savings and Loan Association of Greenville, S. C. which mortgage is recorded in the RMC Office for Greenville County in Mortgage Book 1184 at Page 611.

which has the address of 4930 Maplewood Drive Greenville,  
(Street) (City)  
South Carolina 29607 (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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