

GR
FD
S.C.
PM '81
M. FORSLEY

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

1530 197

MORTGAGE

THIS MORTGAGE is made this 21st day of April, 1981, between the Mortgagor, Harold T. & Diane P. Green, (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 \$5300.00 Dollars, which indebtedness is evidenced by Borrower's note dated _____, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 1987

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, being shown and designated as Lot 11 on a Plat of Dellbrook Estates, recorded in the RMC office for Greenville County in Plat book 4-N, at page 40 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Dellbrook Ct., joint front corner of Lots 11 and 12, and running thence with the common line of said Lots, N 65-13 E, 220.1 feet to an iron pin; thence with the rearline of Lot 11, N 03-08 W., 145 feet to an iron pin, joint rear corner of Lots 11 and 10; thence with the common line of said lots, S76-48 W, 229.7 feet to an iron pin on the eastern side of Dellbrook Ct.; thence with said Dellbrook Ct., S 10-02 E, 41 feet to an iron pin; thence continuing with said Dellbrook Ct., S-04-10E, 70.5 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagor by deed of T. R. and Patricia D. Forshee and recorded in the RMC office for Greenville county on January 30, 1978 in Deed book 1072 at page 783.

This is second mortgage and si J nior in Lien to that mortgage executed by Harold T. and Diane P. Green which mortgage is recorded in RMC office for Greenville county in book 1422 at page 144.

which has the address of 1 Dellbrook Court, Taylors,
(Street) (City)
SC, 29687 (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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