

REC'D
S.C.
JUN 15 1981
RUMSEY

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

1545 840

MORTGAGE

THIS MORTGAGE is made this 15th day of June, 1981, between the Mortgagor, Ann H. Rumsey, (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").

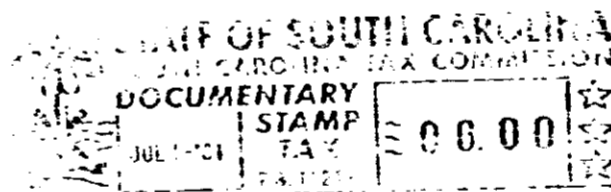
WHEREAS, Borrower is indebted to Lender in the principal sum of \$15,000.00 (Fifteen Thousand and No/100) Dollars, which indebtedness is evidenced by Borrower's note dated June 15, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 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 my undivided interest in and to that piece, parcel or lot of land as shown on plat of property entitled "Property of Ernestine Massey" dated October 15, 1969, and recorded in the RMC office for Greenville County, SC in plat book 4F page 7 and being lot #4 as shown thereon.

This is the same property conveyed to the mortgagor by deed of James D. Cordell as shown by deed recorded in the RMC office for Greenville County, SC in deed book 972 at page 694, dated April 17, 1973. This is also the same property conveyed by Robert Rumsey as shown in deed book 1146 at page 726 dated April 22, 1981.

This is a second mortgage and is Junior in Lien to that Mortgage executed by James Cordell which mortgage is recorded in the RMC office for Greenville County in book 1226 at page 177 dated March 20, 1972.



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which has the address of 201 Mark Drive Greenville, (Street) (City), SC 29611 (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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