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TANKERSLEY
R.M.C.

P. O. Box 408
Greenville, SC 29602

BOOK 1555 PAGE 284

MORTGAGE

THIS MORTGAGE is made this 9th day of October, 1981, between the Mortgagor, Mr. David E. and Mrs. Vivian D. Zehr, (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 Nine Thousand Five Hundred and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 9, 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 November 1, 1984;

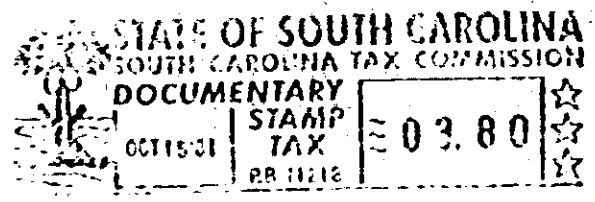
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 the County of Greenville, State of South Carolina, at the northwestern corner of the intersection of Greentree Road and Mapleton Drive and being known and designated at Lot No. 172 on plat of Pineforest recorded in the R. M. C. Office for Greenville County in Plat Book "QQ", at Pages 106 and 107 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Greentree Road at the joint front corner of Lots Nos. 172 and 173 and running thence along said Road S. 4-38 E. 100 feet to an iron pin; thence with the curve of the intersection of said Road and Mapleton Drive, the chord of which is S. 40-57 W., 35 feet to an iron pin; thence along the north side of Mapleton Drive S. 86-32 W. 150 feet to an iron pin; thence along the joint rear line of Lot No. 172 and Lot No. 3 N. 4-38 W. 125 feet to an iron pin; thence along the joint line of Lots Nos. 172 and 173 N. 86-32 E. 175 feet to the point of beginning.

This being the same property conveyed to the mortgagor(s) herein by deed of Richard L. and Mary P. Estes, and recorded in the RMC Office for Greenville County, on February 21, 1967, in Deed Book 814, and page 266.

This is a second mortgage and is junior in lien to that mortgage executed by Richard L. and Mary P. Estes, in favor of First Federal, which mortgage is recorded in the RMC Office for Greenville County, in Book 962, and page 4.



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which has the address of 3 Mapleton 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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