

FILED  
GREENVILLE CO. S. C. SECOND MORTGAGE

OCT 30 11 20 AM '81

THIS MORTGAGE is made this 29th day of October 1981, between the Mortgagor, ALFRED G. BURT and DIANNE S. BURT

(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 FOURTEEN THOUSAND NINE HUNDRED (\$14,900.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 29, 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 December 1, 1996;

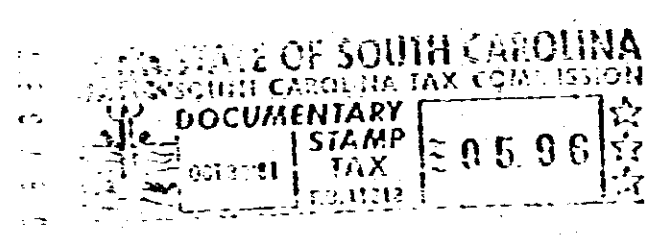
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 together with buildings and improvements, situate, lying and being on the Northwestern side of Vedado Lane in Greenville County, South Carolina, being shown and designated as Lot No. Fifty-Two (52) on a Plat of VARDRY-VALE, Section Two (2), made by Campbell & Clarkson Surveyors, Inc., dated March 17, 1969, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book WW, Page 53, reference to which is hereby craved for the metes and bounds thereof.

BEING the same property conveyed to Alfred G. Burt and Dianne J. Burt by Carla A. Hills, Secretary of Housing and Urban Development, of Washington, D.C. dated September 15, 1975 recorded in the R.M.C. Office for Greenville County on October 3, 1975 in Book 1025, Page 281.

THIS mortgage is junior to that certain mortgage held by Collateral Investment Company which was duly recorded in Mortgage Book 1350, Page 350 and 1355, Page 100 in the R.M.C. Office for Greenville County.

SHOULD the Mortgagors named herein default on the first mortgage, said default on the first mortgage shall be considered as a default on the second mortgage for the purposes of foreclosure.



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which has the address of 12 Vedado Lane, Greenville, South Carolina 29611 (herein "Property Address");

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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