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### MORTGAGE

THIS MORTGAGE is made, this 24th day of MARCH, 1982, between the Mortgagor, CORNELL SWEENEY, JR., AND SHELBY P. SWEENEY, (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 FIVE THOUSAND NINE HUNDRED NINETEEN AND 24/100 Dollars, which indebtedness is evidenced by Borrower's note dated MARCH 24, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on APRIL 1, 1987.....;

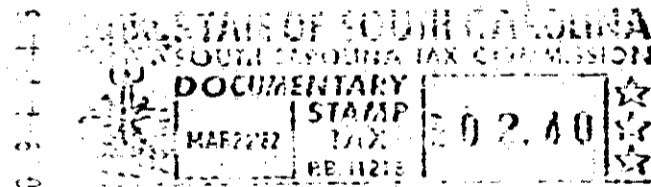
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 tract of land situate, lying and being in Grove Township, County of Greenville, State of South Carolina, as shown as on a plat of the property of Albert Young by Jones Engineering, dated February 5, 1966, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a stake on an Access Road, 262.5 feet south east of Roedy Fork Road, as shown on the plat and running thence S. 28-30 E. 115 feet along said Access Road to a stake; thence S. 63-37 W. 117 Feet to a stake; thence N. 32-11 W. 115 feet along the line of the Young property to a stake; thence N. 63-23 E. 124.4 feet along the line of the Sweeney property to a stake, the beginning corner.

Derivation: Deed Book 1164, Page 298 - Albert Young 3/19/82

This Mortgage is Junior in lien to that certain Mortgage to CIT Financial Services, Inc. recorded in Mortgage Book 1527 Page 739 on 12-16-80.



which has the address of Route 4, Ray Road Piedmont,  
(Street) (City)  
S. C. 29673  
(State and Zip Code) (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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