

S. C.

8/11/82

SLEY

MORTGAGE

THIS MORTGAGE is made this 20th day of July, 1982, between the Mortgagor, J. Parker and Sandra C. League, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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 00/100) Dollars, which indebtedness is evidenced by Borrower's note dated July 20, 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 August 1, 1992;

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 those lots of land situate, lying and being in the County of Greenville, State of South Carolina, known as Lots 4, 5, and 6, Lake Lora, as shown on plat recorded in the RMC Office for Greenville County, SC in Plat Book 4-F at Page 35, and having according to said plat, the following courses and distances, to-wit:

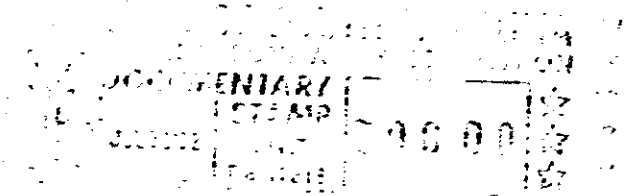
Lot 4: BEGINNING at an iron pin on the edge of Lora Lane, joint front corners of Lots 4 and 3, and running thereon with said road, N51-08 W 100 feet to an iron pin, thence N35-17E 42.4 feet to an iron pin on the edge of Lora Court; thence with said road N59-07E 119.1 feet to an iron pin, joint corner with lot 5, thence S30-03E 100 feet to an iron pin; thence S47-27W 150 feet to an iron pin on the edge of Lora Lane, the point of beginning.

Lot 5: BEGINNING at an iron pin on the edge of Lora Court, joint front corner of Lots 4 and 5, and running thence N65-57E 80 feet to an iron pin, thence S76-19E 132.2 feet to an iron pin; thence S59-57W 175.2 feet to an iron pin; thence N30-03W 100 feet to an iron pin on the edge of Lora Court, the point of beginning.

Lot 6: BEGINNING at an iron pin on the edge of Lora Court, joint front corner of Lots 5 and 6 and running thence with said road N17-23W 50 feet to an iron pin, joint front corner of Lots 6 and 7; thence with common line of said Lots N27-09E 161 feet to an old iron pin at a branch; thence with branch as the line, S14-21E, 3 feet to an iron pin; thence N76-19W 132.2 feet to an iron pin on the edge of Lora Court, the point of Beginning.

This being the same property conveyed to the mortgagor by deed of Joseph H. Rhodes and recorded in the RMC Office for Greenville County on October 1, 1976 in Deed Book 1043 at Page 907.

This is a second mortgage and is Junior in Lien to that mortgage executed by J. Parker and Sandra C. League to Home Savings & Loan Association of Piedmont which mortgage is recorded in the RMC office for Greenville County on October 1, 1976 in book 1379 at Page 341.



which has the address of Lora 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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