

MORTGAGE

THIS MORTGAGE is made this 29th day of July, 1982, between the Mortgagor, Mary Ellen Crain Solesbee and T. H. Solesbee, Jr., (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 Four Thousand Eight Hundred Fifty and 00/100 (\$4,850.00)-Dollars, which indebtedness is evidenced by Borrower's note dated _____, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August1, 1986.....;

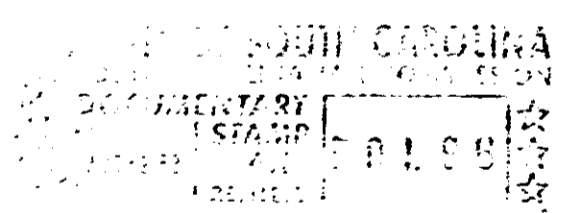
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 our undivided interest in and to all that certain piece, parcel or lot of land situate, lying and being in the State and County aforesaid, Chick Springs Township, in the City of Greer, S. C., lying on the east side of South Trade Street, and being a part of the same property which Carrie Crain conveyed a one-half interest in and to Bobbie Fay Crain and Mary Ellen Crain (the first and second described lots) July 15th, 1932, recorded in the office of the R.M.C. for Greenville County in Deed Book 144 at page 145, and having the following courses and distances, to wit:-

Beginning on an iron pin on the east margin of South Trade Street, joint corner of the Amos lot, and runs thence with the east margin of the said street, S. 17-00 E. 95 feet to a cross mark on the apron of the driveway; thence a new line, N. 78-41 E. 120.9 feet to an iron pin of the Jones line; thence with the Jones line N. 14-56 W. 48 feet to an iron pin on the Amos line; thence with the Amos line N. 81-11 W. 135.4 feet to the beginning corner.

Carrie Crain is conveying a one-half interest, and Bobbie Fay Crain Cobb and Mary Ellen Crain Solesbee are conveying a one-fourth interest each, in the above described lot by deed recorded in Book 698 Page 502 dated May 24, 1962.

This is a second mortgage and is Junior in Lien to that mortgage executed by Mary Ellen Crain Solesbee and T. H. Solesbee, Jr. to Woodruff Federal Savings and Loan Association, which mortgage is recorded in the R.M.C. office for Greenville County on 13 Dec 48 in Deed book 112 page 278.



which has the address of 607 S. Trade Street Greer, South Carolina 21651 (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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