

FILED
G.F. ... CO. S. C.
NOV 25 10 53 AM '82
JOHN ... JANKERSLEY
R.M.C.

First Federal of South Carolina
Post Office Box 408
Greenville, South Carolina 29602

BOOK 1537 PAGE 181

MORTGAGE

THIS MORTGAGE is made this 17th day of November, 1982, between the Mortgagor, Calvin S. and Peggy F. Smith

, (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 9181.46 (Nine thousand One Hundred Eighty-one and 46/100-----) Dollars, which indebtedness is evidenced by Borrower's note dated November 17, 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 November 1, 1987.....;

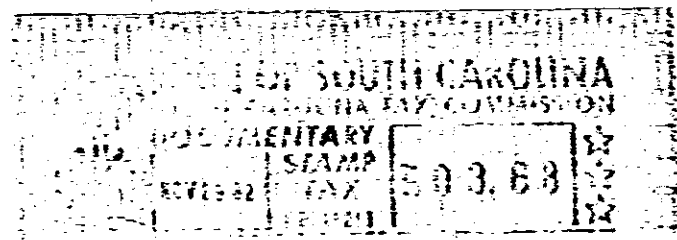
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 9 of a subdivision known as Blue Mountain Park according to a plat thereof recorded in the RMC Office for Greenville County in Plat Book EE, Page 121 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Watkins Road joint front corner of Lots Nos. 8 and 9 and running thence along the joint line of said lots, S. 60-30 W. 160 feet to an iron pin in the line of Lot No. 19; thence with the rear line of Lots Nos. 19 and 20, N. 29-30 W. 100 feet to an iron pin at the joint rear corner of Lots Nos. 9 and 10; thence with the joint line of said lots N. 60-30 E. 160 feet to an iron pin on the southwestern side of Watkins Road joint front corner of Lots Nos. 9 and 10; thence with the southwestern side of said Watkins Road, S. 29-30 E. 100 feet to point of beginning.

This being the same property conveyed to the mortgagor by deed of James R. Hall and recorded in the RMC Office for Greenville County on August 21, 1964 in Deed Book 756 at Page 83.

This is a second mortgage and is Junior in Lien to that mortgage executed by Calvin S. and Peggy F. Smith to First Federal Savings and Loan Association which mortgage is recorded in the RMC Office for Greenville County on August 21, 1964 in Book 969 at Page 262.



which has the address of 617 Watkins Road Greenville,
(Street) (City)

South Carolina 29611 (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.