

FIRST FEDERAL S & L OF S.C.  
P.O. BOX 408  
GREENVILLE, S.C. 29602

11947-939

GREENVILLE, S.C.  
FEB 11 1 13 PM '84  
JUNIOR  
R.M.C. WOODSLEY

# MORTGAGE

THIS MORTGAGE is made this 30 th day of January, 1984, between the Mortgagor, Robert C. and Barbara H. Epps, (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 Eight Thousand Eighty two and 24/100s Dollars, which indebtedness is evidenced by Borrower's note dated January 30, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 30, 1989.....;

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 lying, being, and situate in the county, and state aforesaid, Fairveiw Township, and within the corporate limits of the Town of Fountain Inn in the subdivision known as "Inn Village," and being more particularly described from a Plat prepared by John S. Woods, R.L.S., December 18, 1971, entitled "Plat of Property of Walter H. Smith, Fountain Inn, S.C." to wit

BEGINNING at an iron pin in the Eastern edge of Inn Circle, joint front corner with Lot#54, and running thence with the Eastern edge of Inn Circle N.8-30 E.105 feet to an iron pin, joint corner with Lot#52; thence leaving Inn Circle and running S.81-30 E. with back line of Lot#52, 100 feet to an iron pin at back corner of Lots 52 & 51, then running with back line of Lot#51 along same course (s.81-30E.) 50 feet, for a total distance of 150 feet, to an iron pin along line of Lot#51 and back corner of Lot#49; thence with joint line of Lot#49, S. 8-30 W. 75 feet to an iron pin at back corners of Lots 49 and 48; thence with joint line of Lot 48, S. 13-36 W. 73.4 feet to an iron pin, corner with Lots 48, 47, & 54; thence with joint line of Lot 54, N. 64-47 W. 150 feet to an iron pin in the Eastern edge of Inn Circle, the point of beginning; and bounded by Inn Circle, Lots 52, 51, 49, 48 (First Baptist Church) and 54.

This is the same property conveyed to the mortgagors by deed of Walter H. Smith dated April 25, 1973, and recorded May 7, 1973 in the R.M.C. office for Greenville County in deed Book 974 at page 71.

This is a second mortgage and is junior in lien to that mortgage given by the mortgagors to Laurens Federal S & L Assn. dated June 13, 1973 and recorded June 21, 1973 in Book 1282 at page 312 in the R.M.C. office for Greenville County.

STATE OF SOUTH CAROLINA  
RECORDS SECTION  
DOCUMENTARY  
TAX  
FEB 11 1984  
03.24

Loan Number 020-319262-2

which has the address of 106 Inn Circle Fountain Inn, South Carolina 29644,  
(Street) (City)  
(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 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.

SOUTH CAROLINA — 1 to 4 Family—675—FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para. 24)

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