

X

FILED
CO. S. C.
JUN 25 3 12 PM '81
DONNA TANNERSLEY
RHC

FIRST FEDERAL
P. O. BOX 403
GREENVILLE, S. C. 29602

BOOK 1545 PAGE 603

MORTGAGE

BOOK 79 985

6190

THIS MORTGAGE is made this 22nd day of June 1981, between the Mortgagor, Donnie Eugene Edwards and Sandra D. Edwards (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 THIRTEEN THOUSAND AND NO/100ths Dollars, which indebtedness is evidenced by Borrower's note dated June 22, 1981 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due on the 26th day of each month to pin on Riley Road; thence with the northwestern side of said road, N. 26 E. 99.3 feet to the point of BEGINNING.

This is the same property conveyed to the Mortgagors by Deed of Ben C. Sanders, dated March 1, 1971, and recorded in the R.M.C. office of Greenville County on March 3, 1971 in Deed Book 909 at Page 635.

FEB 10 1983
FEB 10 4 25 PM '83
DONNIE TANNERSLEY
R.M.C.
1081545
23451801

This Mortgage is Junior in lien to that Mortgage given by Mortgagors herein to Fidelity Federal Savings & Loan Association in the original amount of \$8,054.40 dated July 2, 1980 and recorded in the R.M.C. office of Greenville County on July 22, 1980 in Mortgage Book 1508 at Page 933.

of Greenville, S. C. First Federal Savings & Loan Association, S. C.
Henry C. Williams
Witness *Benita Taylor*
1981

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
\$ 05.20

which has the address of 108 Riley Road Greenville South Carolina (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 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.

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