



MORTGAGE

THIS MORTGAGE is made this 18th day of June, 1980, between the Mortgagor, Lillie M. Harris, (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 \$6,793.92 Dollars, which indebtedness is evidenced by Borrower's note dated March 28, 1974, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 1st day of April, 2004....;

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:

In the City of Greenville, on the South side of Perry Avenue, according to survey dated March 10, 1974, prepared by Carolina Surveying Co., and having the following metes and bounds, to-wit:

Beginning at an iron pin on the South side of Perry Avenue 161.4 feet West of the intersection of Perry Avenue and Academy Street, joint front corner of instant property and property now or formerly of Ava McBee, and running thence along the line of McBee property S22-37 W 183.00 feet to an iron pin; running thence N 67-45W 80Feet to an iron pin; running thence along the line of property now or formerly of John and Lenore Chambers N 22-37 E 186.5 feet to an iron pin on the Southern side of Perry Avenue; and running thence with Perry Avenue S71-30 E 80 feet to the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of ~~Mrs.~~ Mildred Sloane, recorded in Greenville County, on May 6, 1974, Book 1309, page 390. This is second mortgage and is junior in lien to that mortgage executed to Lillie M. Harris, which mortgage is recorded in RMC office for Greenville County in Book 1307, page 675 on April 19, 1974.



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which has the address of 409 Perry Ave., Greenville, S.C. 29601,
(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.

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