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DONN W. BARRERSLEY R.M.C.

MORTGAGE

BOOK 1568 PAGE 9

THIS MORTGAGE is made this 9th day of April, 1982, between the Mortgagor, Gary L. Stroupe and Ellen N. Stroupe, (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 \$11,539.44 (Eleven Thousand five hundred thirty nine & 44/100 ----- Dollars, which indebtedness is evidenced by Borrower's note dated April 9, 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 May 1st 1985.....;

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, situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot 7, Golden Grove Estates, Sec. 1, as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book 4-R, at Page 1, and being described according to said plat as follows:

Beginning at an iron pin on the northern side of Golden Grove Circle at the joint front corner of Lots 8 and 7 and running thence with Lot 8 N. 12-41 E. 210.0 feet to an iron pin at the joint rear corner of Lots 7 and 8; thence S. 77-19 E. 120.0 feet to an iron pin at the joint rear corner of Lots 6 and 7; thence with Lot 6 S. 12-41 W. 210.0 feet to an iron pin at the joint front corner of Lots 6 and 7; thence with the northern side of Golden Grove Circle N. 77-19 W. 120.0 feet to the beginning corner.

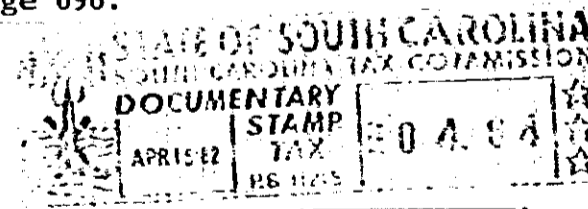
This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way, of any, affecting the above-described property.

This being the same property conveyed to the mortgagor by deed of Golden Grove Properties, Inc. and recorded in the RMC Office for Greenville County on August 13, 1973 in Deed Book 981 at Page 501.

This is a second mortgage and is Junior in Lien to that mortgage executed by Gary L. and Ellen N. Stroupe which mortgage is recorded in RMC Office for Greenville County on August 13, 1973 in Book 1287 at Page 696.

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which has the address of Route 6, Box 180, Piedmont (Street) South Carolina 29673 (State and Zip Code) (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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