

FILED  
S. C.  
MAY 14 1982  
GREENVILLE  
DONNER & BIRNLEY

FIRST FEDERAL  
SAVINGS & LOAN ASSN.  
OF SOUTH CAROLINA

BOOK 1571 PAGE 170

# MORTGAGE

THIS MORTGAGE is made this 17th day of May, 1982, between the Mortgagor, Arnold S. and Carol T. Zellman, (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 \$11,841.01 (Eleven thousand eight hundred forty-one and 01/100-----) Dollars, which indebtedness is evidenced by Borrower's note dated May 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 June 1, 1989.....;

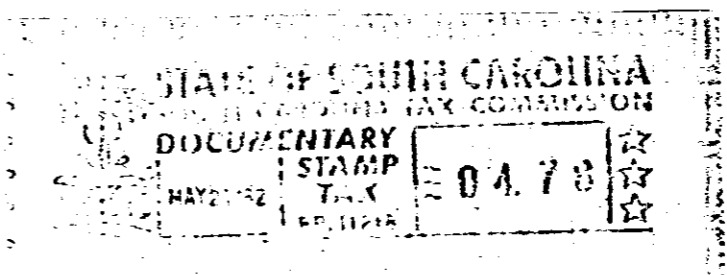
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 with the buildings and improvements thereon in the County of Greenville, State of South Carolina, being known and designat-d as Lot number 5, Collinwood Park, and having, according to a plat thereof, recorded in the RMC Office for Greenville, County, South Carolina in Plat Book CCC, Page 27, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Collinwood Lane at the joint front corner of Lots nos. 5 and 6, and thence with the joint line of said lots, S 77-0 E 150 feet to an iron pin in the joint rear corner of said lots, thence S 13-0 W. 80 feet to an iron pin in the joint rear corner of Lots Nos. 4 and 5; thence with the joint line of said lots N 77-0 W 150 feet to an iron pin in the joint front corner of said lots on the eastern side of Collinwood Lane; thence with the eastern side of Collinwood Lane, N 13-0 E. 80 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of Harry Donner and Birdie Donner and recorded in the RMC Office for Greenville County on June 27, 1978 in Deed Book 1082 at Page 14.

This is a second mortgage and is Junior in Lien to that mortgage executed by Arnold S. and Carol T. Zellman to Collateral Investment Company which mortgage is recorded in the RMC office for Greenville County on June 27, 1978 in Book 1436 at Page 367.



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which has the address of 102 Collinwood Lane Taylors, (Street) (City) SC 29687 (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.

