WHEREAS, Sara G. Lyda

(hereinafter referred to as Mortgagor) is well and truly indebted unto Randy Willis, Builder/Contractor

> At the time of loan closing on a first mortgage from Sara G. Lyda to First Federal Savings & Loan

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid Sebt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the Town of Fountain Inn on the western side of Garrett Street, having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the intersection of Gulliver Street with Garrett Street, and running thence with Garrett Street N. 31-12 W., to a point, corner with land of Clyde H. Garrett; thence with joint line of land of Clyde H. Garrett in a southwesterly direction 140 feet to poin on line of land of Iva D. Garrett; thence with joint line of Iva D. Garrett S. 40-26 E., 140 feet to old iron pin in Gulliver Street; thence with Gulliver Street N. 5042 E., 116.1 feet to an iron pin in intersection of Gulliver and Garrett Street, the beginning point, and bounded by Garrett Street, land of Clyde H. Garrett, Iva D. Garrett and Gulliver Street.

This is the identical property conveyed to the mortgagor by deed of Barry Bruce Lyda as recorded in the RMC Office for Greenville County in Deed Book 1091, Page 710 recorded November 13, 1978.

DOCUMENTARY E 18.00 公 TAX PB. HZ18

Together with all and singular rights, members, herditaments, and oppurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagoe forever, from and against the Mortgagor and all persons whomspever lawfully claiming the same or any part thereof.

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