

OFFICE OF THE
SOUTH CAROLINA
RECORDS & DEEDS
COLUMBIA, S.C.
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FOSTER & RICHARDSON

BOOK 1510 PAGE 676

MORTGAGE

THIS MORTGAGE is made this 11 day of August, 1980, between the Mortgagor, Elizabeth Anne C. Manos, (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 Thirty Thousand and No/100 (\$30,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 11, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 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 piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, and being known and designated as Tract B on plat of Ramsgate recorded in the RMC Office for Greenville County in Plat Book "TTT" at page 92 and containing 1.67 acres, more or less, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint northern corner of Tracts A and B and running thence N. 72-11 E. 254.4 feet to an iron pin; thence S. 56-13 E. 147.3 feet to an iron pin; thence S. 75-10 E. 61.8 feet to an iron pin; thence S. 9-28 E. 51.7 feet to an iron pin; thence S. 60-55 W. 47.9 feet to an iron pin; thence S. 86-12 W. 67.3 feet to an iron pin; thence S. 54-17 W. 148.4 feet to an iron pin; thence S. 66-35 W. 111.7 feet to an iron pin; thence along the joint line of Tracts A and B N. 23-43 W. 250.8 feet to an iron pin.

This being the property conveyed to the mortgagor herein by deed from Ramsgate Development Corporation dated September 24, 1969, and recorded in the RMC Office for Greenville County in Deed Book 876 at Page 381 on September 25, 1969.

This mortgage is junior in lien to that certain mortgage in favor of Greer Federal Savings & Loan Association in the original amount of \$110,000.00 recorded in the RMC Office Sept. 10, 1971 in Mortgage Book 1206 at Page 285.

which has the address of 2 Page Lane, Mauldin, (City)
South Carolina 29662 (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 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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