

FILED
GREENVILLE CO. S. C.
SEP 9 3 24 PM '80
DONNIE S. TANKERSLEY
R.M.C.

FIRST FEDERAL
P. O. BOX 408
GREENVILLE, S. C. 29602

BOOK 1515 PAGE 180

MORTGAGE

THIS MORTGAGE is made this 8th day of September,
1980, between the Mortgagor, Eloise H. Watson

, (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").

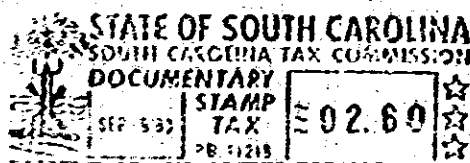
WHEREAS, Borrower is indebted to Lender in the principal sum of Six thousand and five hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 8, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 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 lot of land in the County of Greenville, State of South Carolina know and designated as Lot 26 on plat of property of J. H. Morgan recorded in plat book MMN at page 155 of the RMC Office for Greenville County, S.C. said lot being located at the southeast corner of Mooremont Avenue and Hillwood Street.

This being the same property conveyed to the mortgagor by deed of George Howard Moore, Kathy D. Moore; Max O. Watson and recorded in the R.M.C. Office for Greenville County on September 22, 1969, October 16, 1972, deed book 876 and 958 page 256 and 46.

This is second mortgage and is junior in lien to that mortgage executed by James O. and Margaret F. Hawkins which mortgage is recorded in R.M.C. Office for Greenville, County in Book 1095 page 39 dated June 25, 1968.



which has the address of 101 Mooremont Ave., Greenville, SC. 29605

(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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