

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

FILED
GREENVILLE CO. S. C.
SEP 17 10 07 AM '80
DONNIE S. FARRERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 12th day of September,
1980, between the Mortgagor, Liselotte A. Baird

(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 Four Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 12, 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, 1984;

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:

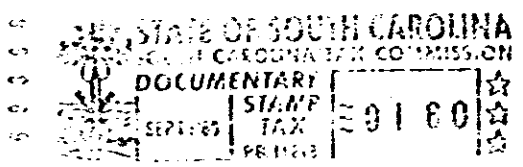
All that certain piece, parcel or lot of land, with all improvements thereon or hereafter constructed thereon situate, lying and being in the State of South Carolina County of Greenville, in the city of Greenville, on North Street or Spartanburg Road, and having the following metes and bounds according to plat of property recorded in the R.M.C. Office for Greenville County in Plat Book F at Page 76;

Beginning at an iron pin on the East side of North Street, 325 feet from the corner of Spruce Street, and running thence S. 32-51 E. 150 feet to an iron pin; thence N. 68-00 E. 58 feet and 1 inch to an iron pin; thence N. 32-41 W. 150 feet to an iron pin on said North Street; thence with said North Street, S. 68-00 W. 58 feet and 7 inches to the beginning corner; being the front portion of Lot No. 28 according to the plat above referred to and 2 feet of the western portion of Lot No. 28A of the Smith Goddard Property according to said plat.

The above described property is the same conveyed to John M. Baird and Liselotte A. Baird by deed of Lola K. Albright on August 5, 1965, said deed being recorded Aug. 6, 1965 in R. M.C. Office for Greenville County in Deed Book 779 at Page 391.

The said John M. Baird died August 15, 1967 and devised all of his interest in said property to Liselotte A. Baird as shown by Apt. 1003, File 5, Probate Court for Greenville, County.

This being second mortgage and is junior in lien to that mortgage executed by Liselotte A. Baird which mortgage is recorded in R.M.C. Office for Greenville County in Books #1212 page 445 dated November 5, 1971.



which has the address of 1510 East North Street, Greenville, S.C., 29607
(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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