

1524-138

First Federal Savings and Loan Association
P.O. Box 408
Greenville, S.C. 29602

GR: L. FILED
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MORTGAGE

THIS MORTGAGE is made this 7th day of November, 1980, between the Mortgagor, Allen Terrell, Jr., (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 Twelve Thousand and no/100 (\$12,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated 11-7-80, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Dec. 1, 1991

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 to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the northwestern side of Bethel Road in Austin Township, and being shown and designated as Lot No. 3 on a plat of S. I. Ranchettes, Sec. I., made by Dalton and Neves Engineers, dated April 1, 1965 and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book "JJJ" ay Page 31, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwestern side of Bethel Road, at the joint front corner of Lots No. 2 and 3, and running thence along the common line of said lots, N 55-14 W, 448.9 ft. to an iron pin; thence S 31-20 W, 240 ft. to an iron pin at the joint rear corners of Lots Nos. 3 and 4; thence along the common line of said lots, S 53-57 E, 448.1 ft. to an iron pin on Bethel Road; thence along the northwestern side of Bethel Road, N 31-40 E, 250 ft. to an iron pin, the beginning corner.

This being the same property conveyed to Allen Terrell, Jr. and Pat P. Terrell by Piedmont Holdings, Inc., a Corp. on September 19, 1972 recorded October 2, 1972 recorded in Deed Book 956 Page 605. Same property conveyed to Allen Terrell, Jr. by Patsy P. Mochelson (formerly Patsy P. Terrell) on September 25, 1980, recorded October 14, 1980 in Deed Book 1113 at page 440.

This is a second mortgage and is junior in lien to that mortgage given by the borrowers to First Federal Savings and Loan Association on January 23, 1973, recorded in the R. M.C. Office for Greenville County in Vol. 1264, Page 364., recorded January 23, 1973.

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which has the address of Route # 1, Bethel Road, Simpsonville, S. C. 29681,
(Street) (City)
(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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