

FILED  
GREENVILLE CO. S. C.

First Federal Savings & Loan Association  
P.O. Drawer 408  
Greenville, South Carolina 29602

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BOOK 1531 PAGE 148

DONNIE S. TANKERSLEY  
R.M.C

### MORTGAGE

THIS MORTGAGE is made this 23rd day of January, 1981, between the Mortgagor, David Lathan Mims, Jr. and Anida P. Mims, (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 \$9000.00 Dollars, which indebtedness is evidenced by Borrower's note dated January 23, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Feb. 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 constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville situate on the northeastern side of Strange Road, being shown as Lot No. 33 on plat of Section 2 of Sheffield Forest Subdivision prepared by Carolina Engineering Service and recorded in Plat Book BBB at page 61 in the RMC Office for Greenville County and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the northeastern side of Strange Road at the joint front corner of lot 32 and lot 33 and running thence with lot 32 N. 18-33E 150 feet to an iron pin at the joint rear corner of lot 32 and 33; thence S 71-27 E. 100 feet to an iron pin at the joint rear corner of lot 33 and lot 34; thence with lot 34 S 18-33 W. 150 feet to an iron pin on Strange Road; thence with said Road, N. 71-27 W. 100 feet to the point of beginning.

This conveyance is made subject to all restrictions, easements, rights-of-way, of record, if any, affecting the above described property.

This is second mortgage and is Junior in Lien to that mortgage executed by David Lathan Mims, Jr. and Anida P. Mims which mortgage is recorded in RMC office for Greenville county in book 1433 Page 522 recorded on May 30, 1978.

This being the same property conveyed to the mortgagors by deed of C. Dan Joyner & Co., Inc. and recorded in the RMC office for Greenville county on May 30, 1978 in deed book 1080 at page 19 recorded on May 30, 1978.

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which has the address of 405 Strange Road, Taylors,  
(Street) (City)  
SC 29687 (herein "Property Address");  
(State and Zip Code)

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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