

✓ Mortgagee's mailing address: 301 College Street, Greenville, S.C.

FILED
GREENVILLE CO. S. C.

BOOK 1532 PAGE 145

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MORTGAGE

DONNIE WANKERSLEY
R.M.C.

THIS MORTGAGE is made this 6th day of February, 1981 between the Mortgagor, Steven R. Smith and Mary Gail Peters, (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 Three Thousand, One Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 6, 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 March 1, 1986;

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 lot of land situate, lying and being in the County of Greenville, Fairview Township, State of South Carolina, near the Town of Simpsonville, and shown as Lot No. 47 of Plat No. 4 of West Georgia Heights Subdivision, which plat is recorded in the RMC Office for Greenville County in Plat Book CCC at Page 151. Reference to said plat is hereby craved for the metes and bounds description.

This being the same property conveyed to the mortgagor herein by deed of Ricky G. Barrentine and Linda G. Barrentine by deed dated February 6, 1981 and to be recorded herewith.

This is a second mortgage and is junior in lien to that mortgage executed to First Federal Savings and Loan Association of Greenville, S. C. which mortgage is recorded in the RMC Office for Greenville County in Mortgage Book 1490 at Page 31.

which has the address of 204 Cheyenne Drive Simpsonville,
(Street) (City)
S. C. 29681 (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 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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