

MORTGAGE

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THIS MORTGAGE is made this 18th day of February 1981 between the Mortgagor, Ladson A.M. Stover and Anne H. Stover (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is Post Office Box 10148, Greenville, South Carolina 29603. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifteen Thousand and No/100 (\$15,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 18, 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, 1988.

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 situate on the east side of Pimlico Road and on the south side of Shallowford Road in the City of Greenville, Greenville County, South Carolina, being shown as Lot No. 506 on plat of Section "D" of Gower Estates, made by Campbell & Clarkson, Surveyors, May 1964, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book RR, at Page 192 and 193, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Pimlico Road at the joint corner of Lots 506 and 507 and runs thence along the line of Lot 507 S. 87-55 E. 140 feet to an iron pin; thence along the line of Lot 505, N. 1-04 W., 171.1 feet to an iron pin on the south side of Shallowford Road; thence along Shallowford Road, N. 88-01 W., 115 feet to an iron pin; thence with the curve of Shallowford Road and Pimlico Road (the chord of which is S. 45-13 W., 34.2 feet) to an iron pin on the East side of Pimlico Road; thence along Pimlico Road, S. 1-33 E., 125.9 feet to an iron pin; thence continuing along said road S. 2-35 W. 20 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Harry L. Blair and Donna B. Blair recorded in the R.M.C. Office for Greenville County, South Carolina, on August 6, 1979 in Deed Volume 1108 at Page 673.

This mortgage is second and junior in lien to that mortgage given in favor of Heritage Federal Savings and Loan Association in the original amount of \$48,000.00 recorded in the R.M.C. Office for Greenville County, South Carolina, on September 6, 1977 in Mortgages Book 1409 at Page 103.

which has the address of 456 Pimlico Road, Greenville, South Carolina 29607 (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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