

FILED
GREENVILLE CO. S. C.
MAR 30 12 18 PM '81
DONNIE S. TANKERSLEY
R.M.C.

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

BOOK 1538 PAGE 497

MORTGAGE

THIS MORTGAGE is made this 26th day of March, 1981 between the Mortgagor, Ray K. & Sarah B. Allen, (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 \$3500.00 Dollars, which indebtedness is evidenced by Borrower's note dated March 26, 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 April 1, 1985.....;

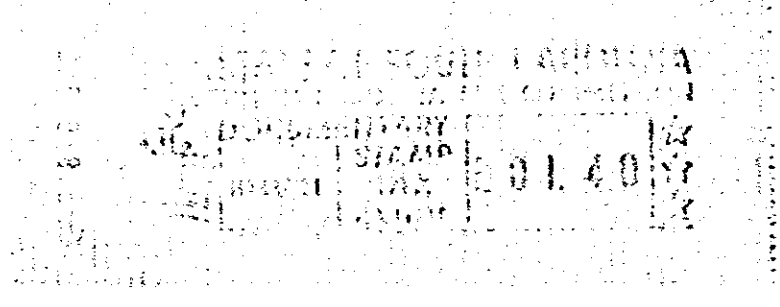
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, Grove Township, about 7 miles southwest of the City of Greenville, and being known and designated as lot number 6 of the property of William R. Timmons, Jr. according to a plat of record in the RMC office for Greenville County in Plat Book 000 at Page 137, and having the following metes and bounds, to-wit:

BEGINNING at a point on the southwestern side of South Carolina Road Number 106 (Golf Course Road) at the joint front corner of Lots 6 and 7 and running thence with the southwestern side of South Carolina Road Number 106, N. 45-42 W. 185 feet to a point; thence with the curvature of the southwestern intersection of South Carolina Road Number 106 with Acton Street (the chord of which is S. 88-49W.) 34.9 feet to a point; thence with the southeastern side of Acton Street, S. 42-50 W. 225 feet to a point at the joint corner of Lots 6 and 32; thence S. 38-12 E. 198.5 feet to a point at the joint rear corner of Lots 6 and 7; thence N. 45-44 E. 276 feet to a point on the southwestern side of South Carolina Road Number 106 at the point of beginning being the same conveyed to us by James Cooley by deed of even date, to be recorded herewith.

This being the same property conveyed to the mortgagor by deed of James Cooley and recorded in the RMC office for Greenville County on December 12, 1967 in deed book 834 at page 388.

This is second mortgage and is Junior in Lien to that mortgage executed by Ray K. & Sarah B. Allen which mortgage is recorded in RMC office for Greenville in book 1079 at page 85.



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which has the address of Rt. 6, Golf Course Road, Piedmont,
(Street) (City)
SC 29673 (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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