

FILED
GREENVILLE CO. S. C.
APR 21 3 07 PM '81
DONN S. TANKERSLEY
R.M.C.

FIRST FEDERAL
P. O. BOX 403
GREENVILLE, S. C. 29602

BOOK 1538 PAGE 828

MORTGAGE

THIS MORTGAGE is made this 15th day of April, 1981, between the Mortgagor, Edward J. and Marion E. DeLong, (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 \$1300.00 Dollars, which indebtedness is evidenced by Borrower's note dated April 15, 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 May 1, 1984.....;

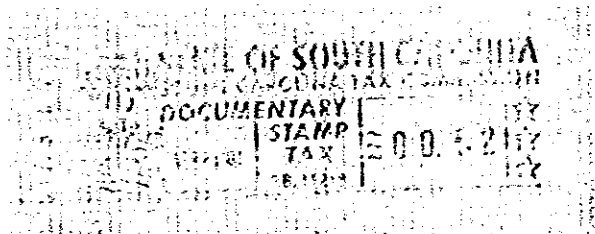
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, and the improvements thereon, situate, lying and being in the city and county of Greenville, State of South Carolina and being shown and designated as property of Edward J. DeLong and Marion E. DeLong on a plat recorded in Plat Book 7-D at page 17, RMC office, Greenville county, South Carolina, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northern side of Randall Street at the joint front corner of property of Senn, and running thence along said Randall Street, N.-84-44 W. 60.0 feet to a point; thence running with line of property of Jones N. 1-41 E. 186.9 feet to a point; thence running S. 78-23 E. 60.6 feet to a point; thence running with line of property of Senn S. 1-37 W. 180.2 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of Charles P. Prince and recorded in the RMC office for Greenville County on April 2, 1979 in Deed book 1099 at page 682.

This is second mortgage and is Junior in Lien to that mortgage executed by Edward J. and Marion E. DeLong which mortgage is recorded in RMC office for Greenville in Book 1461 at page 659.



which has the address of 226 Randall Street, Greenville, SC 29609 (herein "Property Address");
(Street) (City) (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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