

FILED  
GREENVILLE CO. S. C.  
SEP 1 12 19 PM '81  
DONNIE S. TANKERSLEY  
R.M.C.

BOOK 1551 PAGE 560

## MORTGAGE

THIS MORTGAGE is made this 26th day of August, 19 81, between the Mortgagor, Glenn E. and Janice Kay Christianson (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 \$3675.04 (Three thousand-six hundred-seventy-five and 04/100) Dollars, which indebtedness is evidenced by Borrower's note dated August 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 Sept. 1, 1983.....;

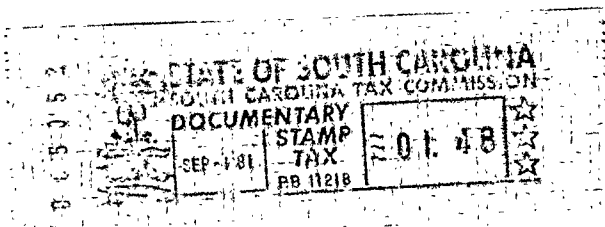
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, with all buildings and improvements thereon, situate, lying and being on the southeastern side of Coventry Lane, in the City of Greenville, Greenville County, South Carolina being known and designated as Lot no. 78 and a portion of Lot no. 79 as shown on a plat entitled PROPERTY OF CENTRAL DEVELOPMENT CORPORATION, made by Dalton & Neves, dated October, 1951 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Coventry Lane at the joint front corner of lots 77 and 78 and running thence along the common line of said lots, S 68-03 E., 212 feet to an iron pin; thence along the common line of lots nos. 78 and 92 N 4-0 W, 94 feet to an iron pin at the joint rear corner of lots nos 78 and 79; thence N. 42-50 E. 33 feet to an iron pin; thence a new line through lot no. 79, N. 58-50 W. 145.3 feet to an iron pin on the southeastern side of Coventry Lane; thence along the southeastern side of Coventry Lane, S. 40-18 W., 44 feet to an iron pin; thence with the curve of the southeastern side of Coventry Lane, the chord of which is S. 36-03 W., 100 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagor by deed of Charles R. and LeNelle S. Douglas and recorded in the RMC office for Greenville County on June 1, 1979 in Deed book 1163 at page 779.

This is a second mortgage and is Junior in Lien to that mortgage executed by Glenn E. and Janice Kay Christianson to First Federal Savings & Loan of South Carolina which mortgage is recorded in RMC office for Greenville in book 1468 at page 537 and is recorded on June 1, 1979.



which has the address of 34 Coventry Lane Greenville,  
(Street) (City)

SC 29609 (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.

SOUTH CAROLINA — 1 to 4 Family—6/75—FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para. 24)

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