

FIRST FEDERAL SAVINGS
LENDER
GREENVILLE, S. C. 29607
MORTGAGE
FILED
APR 11 1982
S. C.
M.C. WERSLEY

1568 PAGE 363
D. 29607

THIS MORTGAGE is made this 8 day of April,
1982, between the Mortgagor, Classie B. Reeder

(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 Two thousand eight hundred and twenty-eight and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 8, 1982, (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, 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, in Greenville Township on the Old Spartanburg Road, known as Lot No. 54 as shown on plat recorded in Plat Book C at Page 236, having the following metes and bounds:

"BEGINNING at corner of Lot 53, on Old Spartanburg Road and running thence with said road, N. 52 E. 40 feet to corner of Lot 55; thence with line of Lot 55, N. 42-20 W. 100 feet to corner; thence with rear line of Lot 38, S. 52W. 40 feet to line of Lot 53; thence with line of Lot 53, S. 42-20 E. 100 feet to the beginning.

ALSO: All that piece, parcel or lot of land in Greenville Township, Greenville County, South Carolina, being known and designated as Lot No. 55 as shown on plat of property of J. H. Sitton and being known as the F. F. Beattie lots according to survey made by J. Coke Smith, February 2, 1950, and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin on Old Spartanburg Road at the joint front corner of Lots 55 and 56 and running thence along said joint line of Lots 55 and 56, North 41-30 East 100 feet to an iron pin; running thence North 50-54 East 40 feet to an iron pin; running thence South 41-30 E. 100 feet to a point on Old Spartanburg Road; running thence along Old Spartanburg Road, South 50-54 West 40 feet to an iron pin, the beginning corner;

The lots described above are more accurately shown on recently prepared plat entitled "Property of Martin & Classie Reeder Lots 54 and 55 Block 3" dated January 4, 1967, prepared by Perry B. Wilson, Jr., R.L.S., copy of which plat is recorded in the R.M.C. Office for Greenville County in Plat Book VVV at Page 187; being the same conveyed to us by Frank P. McGowan, Jr. Master for Greenville County by deed dated January 23, 1968 and recorded in the R.M.C. Office for Greenville County in Deed Vol. 836 at Page 501."

This is a second mortgage and is junior in lien to that mortgage executed to Martin Reeder and Classie Reeder which mortgage is recorded in the RMC Office for Greenville County in Book 1105 at Page 507 on October 10, 1968.

Continued on attached page.

which has the address of 206 Spartanburg Street, Greenville, S. C. 29607

(Street)

(City)

(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.