

FILED S.C. APR 15 1982 WYRSLEY

MORTGAGE

THIS MORTGAGE is made this 23rd day of April, 1982, between the Mortgagor, Carol C. Yockey, (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 \$3864.93 (Three thousand eight hundred sixty-four and 93/100-----) Dollars, which indebtedness is evidenced by Borrower's note dated April 23, 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 November 1, 1986.....;

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 with the buildings and improvements thereon, situate on the West side of Ashford Avenue, in the City of Greenville, in Greenville County, S. C., being shown as Lot No. 102 on plat of Vista Hills, made by Dalton & Neves Engineers, May 1946, recorded in the RMC Office for Greenville County, SC in Plat Book P, Pages 148 and 149, and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Ashford Avenue at joint front corner of Lots 101 and 102, and runs thence along the line of Lot 101, N. 70-28 W. 263 feet to an iron pin in the Center of a 15-foot alley; thence with the center of said alley, S. 16-02 W. 75-15 feet to an iron pin; thence along the line of lot 102 S. 70-28 E. 158.4 feet to an iron pin on the West side of Ashford Avenue; thence along Ashford Avenue, N. 19-32 E. 75 feet to the beginning corner.

This being the same property conveyed to the mortgagor by deed of Jack P. Cunningham and recorded in the RMC Office for Greenville County on May 4, 1961 in Deed Book 673 at Page 124.

This is a second mortgage and is Junior in Lien to that mortgage executed by Carol C. Yockey to Prudential Insurance Company of America which mortgage is recorded in RMC Office for Greenville County on May 4, 1961 in Book 856 at page 487.

STATE OF SOUTH CAROLINA DOCUMENTARY STAMP APR 22 1982 \$01.50

which has the address of 109 Ashford Avenue Greenville, South Carolina 29609 (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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