

S.C.
1982
KEY
MORTGAGE

THIS MORTGAGE is made this 3rd day of August, 1982, between the Mortgagor, Ralph Guerrero and Frances G. Guerrero, (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 13,000.00 (Thirteen thousand and no/100-----Dollars, which indebtedness is evidenced by Borrower's note dated _____, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 1992.....;

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:

in Austin Township, within the corporate limits of the Town of Mauldin, and being shown and designated as Lots 57, 58 and 59 of a subdivision known as GLENDALE II, as shown on a plat recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book 000, at Page 55, and having, according to said plat, the following aggregate metes and bounds, to-wit:

BEGINNING at an iron pin on Sycamore Drive at the joint front corner of Lots 59 and 60 and running thence with the curve of said Drive, the chord of which is S. 33-34 E. 90 feet; thence continuing with the curve of said Drive, S. 53-28 E. 105 feet to an iron pin; thence S. 22-52E.37 feet to an iron pin; thence with the right-of-way of Riggs Court, S. 19-23 W. 105 feet; thence continuing S. 19-23 W. 35 feet to an iron pin; thence S. 56-04 W. 49.5 feet to an iron pin; thence with the curve of Riggs Court, the chord of which is S. 55-03 W. 31.1 feet to an iron pin; thence N. 70-37 W. 186 feet to an iron pin on a branch; thence N. 14-22 W. 32.7 feet to an iron pin; thence N. 6-05 W. 109.3 feet to an iron pin; thence N. 38-17 W. 68.5 feet to an iron pin; thence N. 65-16 E. 222.5 feet to an iron pin on Sycamore Drive, the point of beginning:

This being the same property conveyed to the mortgagors herein by deed of First Federal Savings and Loan Association of Greenville South Carolina and recorded in the R.M.C. Office for Greenville County, on October 29, 1975, in Deed Book #1026, page 490.

This is a second mortgage and is junior in lien to that mortgage executed by Ralph Guerrero and Frances G. Guerrero, in favor of First Federal Savings and Loan Association of Greenville South Carolina, which mortgage is recorded in the R.M.C. Office for Greenville County, in Book #1352, and page #379.

which has the address of 106 Sycamore Drive
(Street) (City)
South Carolina 29662
(State and Zip Code) (herein "Property Address");

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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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