

MORTGAGE

THIS MORTGAGE is made this 20th day of August, 1982, between the Mortgagor, Evelyn H. Aiken

, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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 \$12,083.84 (Twelve Thousand eighty-three and 84/100-----Dollars, which indebtedness is evidenced by Borrower's note dated August 20, 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 February 18, 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 in the State of South Carolina, County of Greenville, being known and designated as Lot 59 on plat of Section 2 of Northwood Hills, recorded in Plat Book QQ at Page 156, having according to said plat the following metes and bounds, to wit:

BEGINNING at a point on the eastern side of Trinity Way, at the joint front corner of Lots 58 and 59, and running thence S. 71-06 E. 172.8 feet; thence S. 9-08 W. 110.0 feet; thence N. 77-53 W. 178.3 feet; thence along Trinity Way N. 10-48 E. 65.0 feet; thence continuing along Trinity Way N. 14-39 E. 65.0 feet to the point of beginning.

Said property is conveyed subject to restrictions recorded in Deed Book 660 at Page 494 and Deed Book 680 at Page 224.

This being the same property conveyed to the mortgagor by deed of Colonial Company, Inc. and recorded in the RMC Office of Greenville County on April 11, 1967 Deed Book 817 Page 354.

This is a second mortgage junior to none.

which has the address of 110 Trinity Way, Northwood Hills Greenville, South Carolina 29607 (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.

1578 1312

5950

4328 RV-21