

FILED
SEP 8 4 15 PM '82
DONNIE S. TANKERSLEY
R.M.C.

FIRST FEDERAL
SAVINGS & LOAN ASSN.
OF SOUTH CAROLINA

BOOK 1579 PAGE 972

MORTGAGE

THIS MORTGAGE is made this 27th day of August, 1982, between the Mortgagor, Rennie L. Wolfe (also known as Rennie Lois Wolfe), (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 (\$9,000.00) Nine Thousand, and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 27, 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 September 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 piece, parcel, or lot of land, situate, lying and being in the City and County of Greenville, State of South Carolina, on the Southern side of Lady Marion Lane, and being known and designated as Lot No. 140 on Plat of Sherwood Forest, recorded in the RMC Office for Greenville County in Plat Book GG, at Pages 70 and 71 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Lady Marion Lane at the joint front corner of lots 139 and 140 and running thence along the joint line of said lots S. 27-14 E. 180 feet to an iron pin; thence S. 62-46 W. 90 feet to an iron pin; thence N. 20-54 W. 181.1 feet to an iron pin on the southern side of Layd Marion Lane; thence along said lane N. 62-46 E. 70 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of Michael A. and Annette S. McMains and recorded in the RMC Office for Greenville County on October 15, 1976 in Deed Book 1044 at Page 669.

This is a second mortgage and is Junior in Lien to that mortgage executed by Rennie Lois Wolfe (also known as Rennie L. Wolfe) to Fidelity Federal Savings & Loan (now known as American Federal Savings & Loan) which mortgage is recorded in the RMC Office for Greenville on May 15, 1974 in Book 1310 at Page 438.

which has the address of 31 Lady Marion Lane Greenville,
(Street) (City)
SC 29607 (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.

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