

FILED
GREENVILLE CO. S. C.
JAN 31 3 44 PM '83
DONNIE S. TANKERSLEY
R.M.C.

FIRST FEDERAL OF S. C.
P. O. Box 408
Greenville, S. C. 29602
MORTGAGE

THIS MORTGAGE is made this 25th day of January,
1983, between the Mortgagor, Samuel E. and Marilyn L. Schnaiter
(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 Fifteen Thousand and
no/100 Dollars, which indebtedness is evidenced by Borrower's
note dated January 25, 1983, (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 1, 1993
.....;

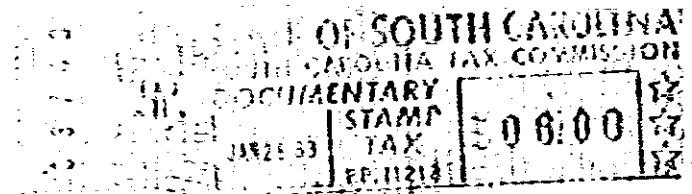
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest
thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect
the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein
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 in the State of South Carolina,
County of Greenville on the northwestern side of U. S. Highway No. 29, being
known and designated as Lot No. 6 as shown on Plat of University Park, re -
corded in Plat Book P, at page 127, and being more particularly described, as
follows:

BEGINNING at an iron pin in the northwestern side of U. S. Highway No. 29, at
the joint front corner of Lots Nos. 6 and 7, and running thence with said
Highway N. 52-26 E. 75 feet to an iron pin, thence with the curve of the in-
tersection of said Highway and Stephen Lane, the chord of which is N. 7-26 E.
35.5 feet to an iron pin, thence with the southwestern side of Stephen Lane,
N. 37-34 W. 155 feet to an iron pin on 20 foot alley; thence with said alley,
S. 52-26 W. 100 feet to the rear corner of Lot No. 7; thence with the line of
said Lot, S. 37-34 E. 180 feet to the point of beginning. LESS, however, a
4 foot strip running parallel to U. S. Highway No. 29 conveyed to the City
of Greenville for road purposes recorded in Deed Book 501, at page 233.

This being the same property conveyed to the mortgagors by deed of Charles
E. Bading and H. Shirley Bading on 9-27-76, recorded on 9-28-76 in the
R.M.C. Office for Greenville County, S. C. in Deed book 1043 at Page 616.

This is a second mortgage and is junior in lien to that mortgage given by
Samuel E. and Marilyn L. Schnaiter to Collateral Investment Company, dated
9-27-76 and recorded on 9-28-76 in the R. M. C. Office for Greenville County
in Book 1378 at Page 914 which was re-recorded to Collateral Investment Company
on 10-27-76 in Book 1381 at Page 467.



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which has the address of 1555 Wade Hampton Boulevard, Greenville, S. C. 29609,
(State and Zip Code) (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.