

FILED  
GRENVILLE S.C.  
APR 27 3 51 PM '83  
DONNIE S. TAINOR SLEY  
R.M.C.

First Federal of South Carolina  
Post Office Box 408  
Greenville, South Carolina 29602

BOOK 1603 PAGE 995

### MORTGAGE

THIS MORTGAGE is made this 22nd day of April, 1983, between the Mortgagor, Martha E. Church, (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 \$7876.72 (Seven thousand eight hundred seventy-six and 72/100) Dollars, which indebtedness is evidenced by Borrower's note dated April 22, 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 May 1 .....1990 .....

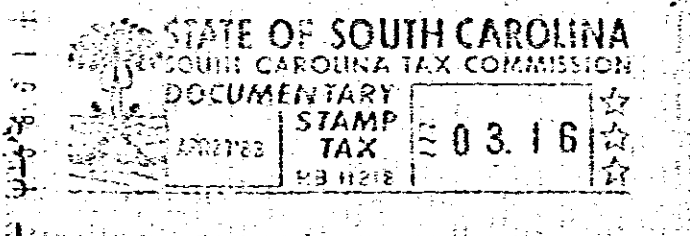
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, with the improvements thereon, situate, lying or being in or near Greenville, in the County of Greenville, South Carolina, and being more particularly described as Lot No. 272, Section 2, as shown on plat 1 entitled "Subdivision for Abney Mills, Brandon Plat, Greenville, South Carolina", made by Dalton & Neves, Engineers, Greenville, SC, February, 1959, and recorded in the Office of the RMC Office for Greenville County in Plat Book 22 at Pages 56 to 59. According to said plat the within described lot is also known as No. 11 Saco Street and fronts there 67 feet.

The same property conveyed to Martha P. Church and Marvin Church by deed of Abney Mills, a South Carolina Corporation dated May 12, 1959 and recorded in the RMC Office for Greenville County on June 1, 1959 in Deed Book 624 at Page 228,

Martha P. Church subsequently inherited the interest of Marvin Church as appears more fully in the Probate Court for Greenville County in Apartment 1512 at File 19.

This is a second mortgage and is Junior in Lien to that mortgage executed by Martha E. Church to First Federal which mortgage is recorded in the RMC Office for Greenville County on July 23, 1982 in Book 1575 at Page 944.



which has the address of 11 Saco Street Greenville,  
(Street) (City)  
South Carolina 29611 (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 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.