

GREENVILLE
JUN 22 4 34 PM '83
DONALD R. MCGINLEY

301 College Street
Greenville, SC 29601

BOOK 1812 PAGE 638

MORTGAGE

THIS MORTGAGE is made this 3rd day of March, 1983, between the Mortgagor, Willie Lloyd Reynolds and Mary B. Reynolds, (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 Thirty Thousand twelve and 04/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 3, 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 September 4, 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 certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 40 of a subdivision known as Blue Mountain Park according to a plat thereof prepared by Beeson Engineering Company and recorded in the RMC Office for Greenville County in Plat Book EE at Page 121 and having, according to said plat, the following metes and bounds, to-wit:

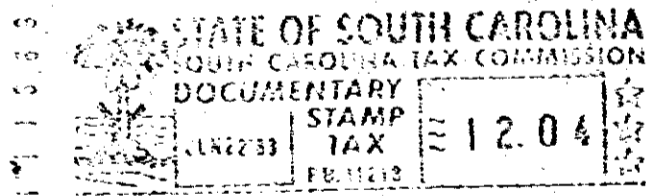
Beginning at an iron pin on the western side of Sable Court at the joint front corner of Lots 40 and 41 and running thence with the joint line of said lots, S. 60-30 W. 206.8 feet to an iron pin in the line of Lot 30; thence with the line of Lot 30, N. 35-48 W. 100.6 feet to an iron pin at the joint rear corner of Lots 39 and 40; thence with the joint line of said lots, N. 60-30 E, 217.9 feet to an iron pin on the western side of Sable Court, joint front corner of Lots 39 and 40; thence with the western side of Sable Court, S. 29-30 E. 100 feet to the point of beginning; being the same conveyed to us by James R. Hall by deed of even date to be recorded herewith.

This is a second mortgage junior to none.

This being the same property conveyed by deed to Willie Lloyd Reynolds and Mary B. Reynolds by James R. Hall on the 10th day of December 1963 recorded in the RMC Office for Greenville County in Deed book 738 at page 88 on December 12, 1963.

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which has the address of 3 East Sable Court Greenville, South Carolina (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.

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