

FILED
GREENVILLE
JUN 29 3 30 PM '83
DONALD R. ASLEY

P. O. Box 408
Greenville SC 29602

899A 1813 PAGE 434

MORTGAGE

THIS MORTGAGE is made this 24th day of June, 1983, between the Mortgagor, Richard G. Ray and Sondra S. Ray, (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 Nine thousand Six hundred eighty six and two cents (\$9,686.02) Dollars, which indebtedness is evidenced by Borrower's note dated 06-24-83, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 06-30-1992.....;

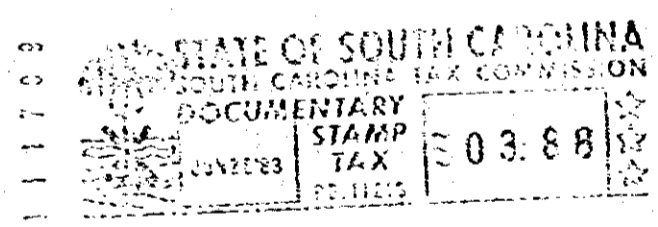
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 Greenville County, South Carolina, known and designated as Lot No. 162 shown on a plat of the subdivision of HILLSBOROUGH, Section III, recorded in the RMC Office for Greenville County in plat book 4 N page 42.

This is the same lot conveyed to grantors by Clyde Rodney Hardin and Linda L. Hardin dated and recorded 7-1-81 in deed Vol. 1150 page 964 of the RMC Office for Greenville County, S. C., and is conveyed subject to any restrictions, reservations, zoning ordinances, rights of way or easements that may appear of record, on the recorded plat or on the premises.

This is a second mortgage and is junior in lien to that mortgage executed by Clyde Rodney Hardin and Linda L. Hardin, in favor of North Carolina National Bank, which mortgage is recorded in the RMC Office for Greenville County, in Book 1431, and page 977.

This mortgage was subsequently assumed by Richard G. Ray and Sondra S. Ray, as evidenced by assumption agreement dated 07-01-81.



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which has the address of 213 Libby Lane Mauldin, (Street) (City) SC 29662 (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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