

FILED
GREENVILLE CO. S. C.
JUL 25 3 47 PM '83
DONNIE S. WALKERSLEY
R.M.C.

60-1917-010

MORTGAGE

THIS MORTGAGE is made this 15 day of July, 1983, between the Mortgagor, Alfred F. Holder and Patsy C. Holder

, (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 (15,235.12) Fifteen thousand two and thirty-five hundred 12/100--- Dollars, which indebtedness is evidenced by Borrower's note dated July 15, 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 July, 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, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot Number 125 Coach Hill, as shown on plat prepared by Piedmont Engineers, Architects and Planners dated September 26, 1974, recorded in the RMC Office for Greenville County in Plat Book 4x at Page 85, and having according to said plat the following retes and bounds, to-wit:

BEGINNING at iron pin at the joint corner of Lots 125 and 124 and running thence with a street known as Fieldstone Place, N 11- 05 W 100 feet to an iron pin at the joint front corner of Lots 125 and 126; thence with the common line of said lots, N 78-55 E 149.59 feet to an iron pin at the joint rear corner of said lots; thence running and turning with property now or formerly of Florence G. Smith S 11-05 E 100 feet to an iron pin at the joint rear corner of Lots 125 and 124; thence, with the common line of said lots, S 78-55 W 149.59 feet to the point of beginning.

This is a second mortgage and junior in lien to that mortgage executed by Alfred F. Holder and Patsy C. Holder to First Federal of SC which is recorded in RMC Office of Greenville County in Book 1389, Page 569, dated February 18, 1977, and recorded February 18, 1977.

Derivation: This is the property of W.N. Leslie, Inc. conveyed to Alfred F. Holder and Patsy C. Holder recorded in RMC Office Greenville County dated February 18, 1977, recorded February 18, 1977, Book 1051, Page 255.

STATE OF SOUTH CAROLINA
RECORDS AND CLERK OF THE COURT
DOCUMENTARY
STAMP
TAX
0612

which has the address of 26 Fieldstone Place Greenville (City)

S.C. 29615 (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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