

FILED
GREENVILLE CO. S. C.
Oct 28 1 20 PM '83
DONNIE S. WILKINSLEY
R.M.C.

BOOK 1832 PAGE 907

MORTGAGE

THIS MORTGAGE is made this 27th day of October, 1983, between the Mortgagor, Eddie L. Rollins and Elizabeth P. Rollins, (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 Five thousand, eight hundred ninety six dollars and 38/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 27, 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 October, 1987

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, Oneal Township, lying on the North side of the Greer-Locust Road, near Sandy Flat, and being all of Lot Number 12 on plat of the Estate of Mrs. L. E. Lynn prepared by W. P. Morrow, dated October 9-13, 1941, containing 1.15 acres, more or less, and having the following courses and distances:

BEGINNING at an iron pin, joint corner of Lot Number 12 and Lot Number 11 and running thence, N 30-00 E 250 feet to an iron pin, corner of Lots 12, 11, 17 and 18; thence N 51-50 W 200 feet to an iron pin, corner of Lots 12, 13 and 16; thence, S 30-00 W 250 feet to an iron pin in road; thence along road, S 51-50 E 200 feet to the point of beginning.

DERIVATION: SEE Deed of G. E. Pittman and Martha J. Pittman to Eddie L. Rollins and Elizabeth P. Rollins, recorded in the R.M.C. Office for Greenville County in Book 1066, Page 321, dated October 6, 1977.

THIS is a second mortgage and is junior in lein to that mortgage executed by Eddie L. Rollins and Elizabeth P. Rollins to First Federal of South Carolina (formerly known as Greer Federal Savings and Loan Association), recorded in the R.M.C. Office for Greenville County, in book 1882, page 715, on _____.

which has the address of Route 2, Highway 290, Taylors,
(Street) (City)
SC 29687 (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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