

FILED  
1980  
S.C.  
11:40 AM '80  
ANKERSLEY

First Federal Savings and Loan  
P. O. Box 408  
Greenville South Carolina 29602

1528 420  
75 991

MORTGAGE

THIS MORTGAGE is made this seventeenth day of December, 1980, between the Mortgagor, Earl Jay Hamil, II and DeLorah H. Hamil, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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 four thousand seven hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated Dec. 17, 1980, (herein "Note"), providing for monthly installments of principal thence along the common line of said lots, S. 18-10E. 145 feet to an iron pin; thence N. 42-44E. 174.59 feet to an iron pin in the rear line of lot no. 132; thence N. 62-51W. 135.0 feet to an iron pin on the southeastern side of Kings Mountain Drive; thence along the southeastern side of Kings Mountain Drive, S. 39-54 W. 67.88 feet to an iron pin, the point of beginning.

Derivation: This being the same property conveyed to the mortgagor by Deed of Phillip W. Jones and dated 9-8-1980 and recorded in R. M. C. Office of Greenville County on 9-9-1980 in Deed Book #1132 page #906.

This is a 2nd Mortgage and is Junior in Lien to that mortgage executed by Earl Jay Hamil, II and DeLorah H. Hamil to First Federal Savings and Loan and dated 9-8-1980 and recorded in R.M.C. Office for Greenville County Greenville S. C. on 9-9-1980 in Book # 1515 Page # 163.

which has the address of 314 Kings Mountain Drive Greer S. C. 29521 (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 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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By Phillip W. Jones  
S.C. 102261 962  
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