



BOOK 1507 PAGE 212
BOOK 75 PAGE 1161

THIS MORTGAGE is made this 3rd day of July, 1980, between the Mortgagor, Dudley E. Sage and Carolyn R. Sage, (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 Seven Thousand- One Hundred and Twenty-Five - (7,125.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 3, 1980 (herein "Note"), providing for repayment of principal and interest on this being the same property conveyed to the Mortgagor herein by deed of Robert Edward Juster and Carroll B. Long and recorded in the RMC office for Greenville County on 8/16/79 in Deed Book 1109 and page 516.

This is a second mortgage and is junior in priority to that mortgage executed to Dudley E. & Carolyn R. Sage which mortgage is recorded in RMC office for Greenville County in Book 1477 and page 204 and rerecorded in Book 1481 and page 138.

10990
which has the address of 106 Baldwin Circle
South Carolina 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.

SOUTH CAROLINA — 1 to 4 Family — 6 75 — FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para. 24)

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FILED C.O.S.C.
HARRIS
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JUL 11 1980
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GRAYSON & SMITH, ATTORNEYS AT LAW

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